

1 Adopted:
2 Effective:

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5
6 SNOHOMISH COUNTY COUNCIL
7 SNOHOMISH COUNTY, WASHINGTON

8
9 ORDINANCE NO. 26 - 041

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

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

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

27
28 WHEREAS, Snohomish County ("County") most recently revised the CPPs through
29 Amended Ordinance No. 25-055, effective November 23, 2025; and

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

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

43
44 WHEREAS, the County Council considered the December 1, 2021, recommendation of
45 the SCT Steering Committee and adopted Ordinance No. 22-003 on February 23, 2022,

1 amending Appendix B of the CPPs to include initial 2044 population and employment growth
2 targets for cities, unincorporated urban growth areas, unincorporated municipal urban growth
3 areas, and the rural/resource area, along with updated maps in Appendix A of the CPPs that
4 indicated jurisdictional areas associated with the 2044 initial targets; and
5

6 WHEREAS, the County Council considered the May 24, 2023, recommendation of the
7 SCT Steering Committee and adopted Ordinance No. 23-062 on July 19, 2023, amending
8 Appendix B of the CPPs to include initial 2044 housing growth targets for cities, unincorporated
9 urban growth areas, unincorporated municipal urban growth areas, and the rural/resource area;
10 and
11

12 WHEREAS, the County Council updated Snohomish County's GMA Comprehensive
13 Plan, including 2044 population, housing, and employment growth targets for cities,
14 unincorporated urban growth areas, unincorporated municipal urban growth areas, and the
15 rural/resource area, by adopting Amended Ordinance No. 24-033 on December 4, 2024; and
16

17 WHEREAS, following adoption of updated County and city GMA comprehensive plans,
18 CPP GF-5 and Appendix C require SCT to engage in a growth target reconciliation process to
19 review for discrepancies between city and County adopted targets contained in the local GMA
20 comprehensive plans, and to recommend a set of reconciled population, housing and
21 employment targets to the County Council to replace the initial 2044 targets in Appendix B of
22 the CPPs; and
23

24 WHEREAS, the SCT Planning Advisory Committee (PAC) on February 12, 2026,
25 recommended several changes to the 2044 population, housing, and employment growth targets
26 to the SCT Steering Committee that were the result of the target reconciliation process, including
27 replacing the Urban Growth Area (UGA) and Municipal Urban Growth Area (MUGA) maps in
28 Appendix A with updated maps that reflect current UGA and MUGA boundary reference
29 information; and
30

31 WHEREAS, the SCT Steering Committee reviewed the PAC's recommendation on
32 February 25, 2026, and took action via unanimous vote on March 25, 2026, to transmit the
33 PAC's recommendation to the County Council for consideration and adoption into the CPPs; and
34

35 WHEREAS, CPP GF-5 and Appendix C require that the County Council consider the
36 recommendation of the SCT Steering Committee and replace Appendix B of the CPPs with a
37 reconciled 2044 population, housing and employment allocation for cities, unincorporated urban
38 growth areas, unincorporated municipal urban growth areas and the rural/resource area; and
39

40 WHEREAS, on _____, 2026, the County Council held a public hearing,
41 after proper notice, to receive public testimony and consider the entire record related to the
42 proposed amendments to the CPPs contained in this ordinance; and
43

44 WHEREAS, following the public hearing, the County Council deliberated on the
45 proposed amendments contained in this ordinance;

1
2 NOW, THEREFORE, BE IT ORDAINED:
3

4 Section 1. The County Council adopts the following findings in support of this ordinance:
5

- 6 A. The foregoing recitals are adopted as findings as if set forth fully herein.
7
8 B. Following major updates to GMA comprehensive plans by the County and cities required
9 by the GMA every ten years under RCW 36.70A.130(3), Policy GF-5 and Appendix C of
10 the CPPs call for a process involving SCT to reconcile differences, if any, between
11 County and city adopted growth targets.
12
13 C. The SCT PAC started a review in January 2025 for discrepancies between city and
14 County adopted targets in the updated local comprehensive plans, and recommended on
15 February 12, 2026, a set of reconciled population, housing and employment targets for
16 cities, unincorporated UGAs and MUGAs, and the rural/resource area, along with
17 recommended replacement UGA and MUGA maps, to the SCT Steering Committee.
18
19 D. On March 25, 2026, the SCT Steering Committee recommended to the County Council
20 the PAC's 2044 reconciled growth targets and UGA and MUGA maps for adoption into
21 the CPPs.
22
23 E. Following the SCT Steering Committee recommendation to the County Council, a
24 handful of minor rounding errors in the population and housing growth target tables were
25 discovered and are corrected as reflected in this ordinance. Those rounding errors
26 resulted in a difference of one in just a few places in those tables.
27
28 F. SCT review of the 2024 comprehensive plan updates of all jurisdictions found that there
29 were no discrepancies to reconcile between the city targets adopted by cities and the
30 County's adopted targets for cities.
31
32 G. There were, however, differences in the County's adopted targets and the initial targets in
33 the CPPs for several unincorporated UGAs and MUGAs which needed to be addressed in
34 the reconciled targets. The reasons for the differences between the County's adopted
35 targets and the initial targets for these unincorporated locations are as follows:
36
37 1. The County's adopted targets utilized revised growth capacity estimates to reflect
38 updated future land use plan designations, development regulations, and UGA
39 boundaries adopted by the County Council since the adoption of the initial targets.
40 2. Corrections to critical area features in some unincorporated UGAs resulted in
41 capacity reductions which were reflected in the adopted targets.
42 3. Updated pending residential project information resulted in changes to residential
43 capacity estimates in some unincorporated UGAs.
44 4. Higher than originally anticipated housing growth targets provided by the state
45 Department of Commerce resulted in some shifts of unincorporated urban

1 residential growth from areas with insufficient capacity to areas with surplus
2 capacity.

- 3 5. Revisions to the employment targets in some parts of the unincorporated UGA
4 where the initial employment target exceeded capacity resulted in some shifts of
5 unincorporated urban employment growth from areas with insufficient capacity to
6 areas with surplus capacity.

7
8 H. With the adoption of an approximately 378-acre expansion to the Southwest Urban
9 Growth Area (SWUGA or “Southwest UGA”) by the County Council in December 2024,
10 and the decision by the city of Bothell to exclude the area as part of their MUGA, SCT
11 recommended showing the SWUGA expansion area in the MUGA growth target tables
12 on a separate line labeled “SWUGA Expansion Area,” with a footnote stating that
13 negotiations are ongoing for city affiliation. Developing the SCT-recommended
14 reconciled growth targets for this area (previously included as part of unincorporated
15 Bothell area growth) entailed making the following adjustments:

- 16
17 1. Establishing growth targets for the SWUGA Expansion Area required revisions to
18 the 2020 population and housing unit breakdown in a way that showed a shift of
19 former rural population (604) and housing units (204) to the SWUGA Expansion
20 Area. This caused a commensurate reduction to the 2044 rural population and
21 housing unit targets, however rural 2020-2044 population and housing unit
22 growth remained the same. The distribution of base year 2019 employment was
23 not affected by the County’s 2024 SWUGA expansion.
24
25 2. The 2020-2044 residential growth proposed to be assigned to the SWUGA
26 Expansion Area (a 10,063 population and 5,195 housing unit increase) was
27 developed using the portion of the overall Bothell unincorporated MUGA
28 additional growth adopted in the County’s 2024 comprehensive plan update
29 (which included the SWUGA expansion area) that falls within the proposed
30 SWUGA Expansion Area. This growth assignment was determined using the
31 additional residential capacity estimates for the SWUGA Expansion Area.
32
33 3. The 2019-2044 employment growth of 208 (associated with the developable
34 Northshore School District properties in the area) that had previously been
35 included in the proposed Bothell Area Unincorporated MUGA under the County’s
36 2024 comprehensive plan update is proposed to be reassigned to the SWUGA
37 Expansion Area.

38
39 I. The growth target reconciliation amendments to Appendix B of the CPPs recommended
40 by SCT were accompanied by recommended amendments to Appendix A of the CPPs to
41 include updated UGA and MUGA maps in order to provide maps consistent with the
42 boundaries that were the geographic basis for the reconciled growth targets.

43
44 J. The revised UGA map recommended by SCT provides consistency with the UGAs
45 adopted by Snohomish County on December 4, 2024. The following UGAs were

1 amended through a series of ordinances adopted by the Snohomish County Council on
2 December 4, 2024:

- 3 1. Arlington UGA (technical correction), Amended Ordinance No. 24-031,
- 4 2. Darrington UGA, Amended Ordinance No. 24-026,
- 5 3. Marysville UGA, Amended Ordinance No. 24-031,
- 6 4. Monroe UGA, Amended Ordinance No. 24-031, and
- 7 5. Southwest UGA, Amended Ordinance Nos. 24-029 and 24-030.

8
9 K. The revised MUGA map recommended by SCT shows an updated Southwest UGA
10 boundary that is consistent with the expanded Southwest UGA boundary adopted by
11 Snohomish County on December 4, 2024. It also provides recommended MUGA
12 designations for areas that were added to the Southwest UGA. There are two areas of the
13 Southwest UGA affected:

- 14
15 1. Town of Woodway Proximity, Amended Ordinance No. 24-029: The Southwest
16 UGA was amended to add the full incorporated area of the Town of Woodway
17 west to the County line, and the deepwater pier near Woodway to the UGA. The
18 Woodway MUGA is amended to include the deepwater pier.
- 19
20 2. Southwest UGA Expansion, Amended Ordinance No. 24-030: The Southwest
21 UGA, or SWUGA, was expanded by approximately 378 acres to the east near
22 43rd Avenue SE and Maltby Road, and adjacent to North Creek High School.
23 With the decision by the city of Bothell to exclude the area as part of their
24 MUGA, this area, which is shown as “Proposed Bothell MUGA” in the County’s
25 2024 comprehensive plan, is shown on the updated MUGA map in the CPPs
26 proposed in this ordinance as the “SWUGA Expansion Area*” with a special
27 notation at the bottom of the legend, “* Negotiations on-going for city affiliation.”

28
29 L. The ordinance is consistent with the GMA Planning Goal 11 – Public participation and
30 coordination in RCW 36.70A.020(11) by ensuring coordination between communities
31 and jurisdictions to reconcile conflicts; and RCW 36.70A.210, which requires that local
32 comprehensive plans be consistent with the CPPs by reconciling differences among
33 amendments to local plans adopted during the 2024 periodic update and the CPPs.

34
35 M. The SCT reconciled growth target recommendation is consistent with the Puget Sound
36 Regional Council’s (PSRC) VISION 2050 Multicounty Planning Policies (MPPs) and
37 Actions under the Regional Growth Strategy (RGS) listed below, which distributes
38 forecasted growth to regional geographies primarily within the designated urban growth
39 area, with particular emphasis on regional geographies with existing and planned high-
40 capacity transit services and urban centers.¹ The amendments proposed in this ordinance

¹ In Snohomish County, the regional geographies include the following jurisdictions:

Metropolitan City: Everett

Core Cities: Bothell, Lynnwood

High Capacity Transit (HCT) Communities:

- Cities: Arlington, Edmonds, Marysville, Mill Creek, Mountlake Terrace, and Mukilteo

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1 reflect the target reconciliation process results through SCT to address any target
2 discrepancies and which promotes a consistent, countywide targeting process and
3 implements the RGS.
4

5 **MPP-RGS-1:** Implement the Regional Growth Strategy through regional policies
6 and programs, countywide planning policies and growth targets, local plans, and
7 development regulations.
8

9 **MPP-RGS-2:** Use consistent countywide targeting processes for allocating
10 population and employment growth consistent with the regional vision, including
11 establishing: (a) local employment targets, (b) local housing targets based on
12 population projections, and (c) local growth targets for each designated regional
13 growth center and manufacturing/industrial center.
14

15 **MPP-RGS-3:** Provide flexibility in establishing and modifying growth targets
16 within countywide planning policies, provided growth targets support the
17 Regional Growth Strategy.
18

19 **MPP-RGS-4:** Accommodate the region's growth first and foremost in the urban
20 growth area. Ensure that development in rural areas is consistent with the regional
21 vision and the goals of the Regional Open Space Conservation Plan.
22

23 **RGS-Action-9:** Growth Targets: Countywide planning groups will work to
24 develop processes to reconcile any discrepancies between city and county adopted
25 targets contained in local comprehensive plans.
26

- 27 N. The SCT reconciled growth target recommendation is consistent with the PSRC's RGS,
28 which was used to guide the 2044 growth allocation process for the 2024 GMA
29 comprehensive plan updates. A comparison of population and employment growth in
30 Snohomish County by regional geography under the reconciled growth target distribution
31 recommended by SCT with the distribution represented by the CPP initial targets, shows
32 that with a shift of only one-tenth of one percent of the 2020-2044 countywide population
33 growth share from HCT Communities to Urban Unincorporated Areas (compared with
34 the CPP initial targets), and no changes as between the initial and reconciled employment
35 growth, no significant shifts in growth shares across PSRC's VISION 2050 regional
36 geographies occurred as a result of reconciliation:
37

-
- Unincorporated portions of SWUGA: Bothell MUGA, Edmonds MUGA, Everett MUGA, Larch Way Overlap, Lynnwood MUGA, Mill Creek MUGA, Mukilteo MUGA, and SWUGA expansion area (negotiations on-going for city affiliation)

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

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1. 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%

2. 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%

O. For the reasons described herein, the SCT reconciled growth target recommendation is consistent with the Countywide Planning Policies, in particular Policy GF-5 and Appendix C, which states under Appendix C – Growth Target Procedure Steps for GF-5 (Target Reconciliation excerpt):

2. **Target Reconciliation:** Once the GMA comprehensive plan updates of jurisdictions in Snohomish County are adopted, the Snohomish County Tomorrow (SCT) process shall be used to review and, if necessary, adjust the population, housing, and employment growth targets contained in Appendix B of the CPPs.

a. The County and cities shall jointly review the preferred growth alternatives in adopted local comprehensive plans for discrepancies with the target allocation associated with the County's preferred plan alternative.

b. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of adopted local comprehensive plans, the Planning Advisory Committee (PAC) of SCT shall recommend to the SCT Steering Committee a reconciled 20-year population, housing, and employment allocation.

1 c. The SCT Steering Committee shall review and recommend to the County
2 Council a reconciled 20-year population, housing, and employment allocation.
3 Substantial consideration shall be given to the plan of each jurisdiction, and
4 the recommendation shall be consistent with the GMA, the Regional Growth
5 Strategy, and the CPPs.
6

7 d. The County Council shall consider the recommendation of the Steering
8 Committee and shall replace Appendix B of the CPPs with a reconciled 20-
9 year population, housing, and employment allocation.
10

11 P. The SCT recommended amendments to the MUGA map in Appendix A of the CPPs are
12 consistent with the following PSRC VISION 2050 Multicounty Planning Policies
13 (MPPs):
14

15 **MPP-DP-27:** Affiliate all urban unincorporated lands appropriate for annexation
16 with an adjacent city or identify those that may be feasible for incorporation. To
17 fulfill the Regional Growth Strategy, while promoting economical administration
18 and services, annexation is preferred over incorporation.
19

20 While the proposed amendments related to the SWUGA Expansion Area do not affiliate
21 that urban unincorporated area with an adjacent city, the County is in negotiations to
22 identify an appropriate city affiliation and SCT recommends this approach.
23

24 Q. The SCT recommended amendments to the MUGA map in Appendix A of the CPPs are
25 consistent with the following CPPs that describe their creation and purpose:
26

27 **DP-20:** In the Southwest Urban Growth Area (SWUGA), Municipal Urban
28 Growth Areas shall be maintained as a part of these Countywide Planning Policies
29 for the purposes of allocating growth as required by the Growth Management Act
30 and CPP GF-5 and shall be portrayed on the map in Appendix A and documented
31 in County and city comprehensive plans.
32

33 **DP-21:** Where the Municipal Urban Growth Area (MUGA) map in Appendix A
34 portrays agreement – meaning in places that do not include areas of gap, overlap,
35 or other special notation – the MUGAs shall be used to designate future
36 annexation areas for each of the nine cities in the Southwest Urban Growth Area.
37 An interlocal agreement should be executed by the County and city addressing
38 transition of services.
39

40 R. The SCT recommended amendments to the MUGA map in Appendix A of the CPPs are
41 consistent with the CPP DP-22, which describes the process for their modification, in
42 particular CPP DP-22 subsections (b) and (d):
43

44 **DP-22** Where Municipal Urban Growth Area (MUGA) gaps and overlaps occur,
45 the affected cities are encouraged to negotiate a solution and, if needed, to use a

mediation process to fill gaps and resolve overlaps before proceeding with a proposed action to annex. The following guidance is provided for reconciling overlapping MUGAs and MUGA gaps:

- a. [...]
- b. Amendments to MUGA boundaries that occur in conjunction with changes to the outer Southwest UGA boundary may take place through agreement and action by the County and affected cities following consultation with the cities.
- c. [...]
- d. When an agreement is reached under (a), (b), or (c), the County Council shall consider the recommendation of the Snohomish County Tomorrow Steering Committee on the proposed changes to the MUGA boundary and may amend the MUGA map in Appendix A.

The proposed amendments meet this CPP through coordination with other jurisdictions using the SCT process. The amendments in the proximity of Woodway were initiated by the Town of Woodway as a public docket request that was reviewed and adopted along with the 2024 update of the County comprehensive plan. In the case of the Southwest UGA expansion near 43rd Avenue SE, there is no agreement by a city at this time to have that area added to its MUGA under CPP Policy DP-22(b). The SCT recommendation is to indicate this area with the proposed special notation (“Negotiations on-going for city affiliation”), which shows that the County will continue consultation with cities pursuant to CPP DP-22. There is no deadline for the reconciliation process. The SCT recommendation avoids delays in adopting other MUGA map amendments and the reconciled growth targets as the County shifts toward the next phase of growth monitoring.

S. Procedural requirements.

1. The environmental impacts of this proposal are within the range of impacts analyzed in the draft environmental impact statement (DEIS) and final environmental impact statement (FEIS) prepared during the update of the county’s GMA Comprehensive Plan in 2024. No new probable significant adverse environmental impacts from this proposal have been identified. Therefore, State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been met through the issuance on May 28, 2026, of Addendum No. 4 to the FEIS for the Snohomish County 2024 Comprehensive Plan Update.
2. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.
3. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October of 2024 entitled “Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of private property. The process

1 outlined in the State Attorney General's 2024 advisory memorandum was used by
2 Snohomish County in objectively evaluating the regulatory changes proposed by this
3 ordinance.
4

- 5 T. The ordinance is consistent with the record as set forth in the SCT Planning Advisory
6 Committee's recommendation reports on 2044 growth target reconciliation, and the UGA
7 and MUGA map amendments to the CPPs, both dated February 12, 2026.
8

9 Section 2. The County Council makes the following conclusions:
10

- 11 A. The proposal complies with all requirements of Washington State law and county code.
12
13 B. The proposal is consistent with the policies of the MPPs.
14
15 C. The proposal is consistent with the policies of the CPPs.
16
17 D. The proposed amendments to the CPPs satisfy the procedural and substantive requirements
18 of the GMA.
19
20 E. All SEPA requirements with respect to this non-project action have been satisfied.
21
22 F. This proposal does not result in an unconstitutional taking of private property for a public
23 purpose and does not violate substantive due process guarantees.
24
25 G. The County has complied with state and local public participation requirements by broadly
26 disseminating the proposed amendments and providing opportunities for written comments
27 and public hearing after public notice.
28

29 Section 3. The County Council bases its findings and conclusions on the entire record
30 before SCT and the County Council, including all testimony and exhibits. Any finding which
31 should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
32 adopted as such.
33

34 Section 4. The contents of Appendix B – Growth Targets of the CPPs, last amended by
35 Ordinance No. 23-062 on July 19, 2023, are repealed and replaced with Exhibit A to this
36 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set
37 forth in full.
38

39 Section 5. The contents of Appendix A – UGA & MUGA Boundary Maps of the CPPs,
40 last amended by Ordinance No. 22-003 on February 23, 2022, are repealed and replaced with
41 Exhibit B to this ordinance, which is attached hereto and incorporated by reference into this
42 ordinance as if set forth in full.
43

44 Section 6. The County Council directs the code reviser to update SCC 30.10.050
45 pursuant to SCC 1.02.020(3).

Section 7. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this ___ day of _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Clerk of the Council

() APPROVED
() EMERGENCY
() VETOED

DATE: _____

Snohomish County Executive

ATTEST:

Approved as to form only:

1
2 *Alethea Hart August 3, 2026*
3 Deputy Prosecuting Attorney

Exhibit A

Ordinance No. 26-041

Amendment to the Countywide Planning Policies
Appendix B – Growth Targets

Reconciled Population, Housing and Employment Growth Targets
Tables P1, P2, H1, H2, E1, and E2

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APPENDIX B, Table P1 - 2044 Reconciled Population Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Steering Committee on March 25, 2026)				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	261,370	73,487	23.8%
Arlington UGA	20,418	35,515	15,097	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	866	316	0.1%
Darrington UGA	1,564	1,983	419	0.1%
Darrington Town	1,462	1,770	308	0.1%
Unincorporated	102	213	111	0.0%
Gold Bar UGA	3,211	3,483	272	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	833	25	0.0%
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	50,881	9,858	3.2%
Lake Stevens City	38,951	48,565	9,614	3.1%
Unincorporated	2,072	2,316	244	0.1%
Maltby UGA (unincorporated)	164	804	640	0.2%
Marysville UGA	70,911	100,015	29,104	9.4%
Marysville City	70,714	99,822	29,108	9.4%
Unincorporated	197	193	(4)	0.0%
Monroe UGA	21,266	26,672	5,406	1.8%
Monroe City	19,699	24,302	4,603	1.5%
Unincorporated	1,567	2,370	803	0.3%
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	11,398	3,551	1.2%
Stanwood City	7,705	10,963	3,258	1.1%
Unincorporated	142	435	293	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	506,551	731,353	224,802	72.9%
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.	223,668	307,403	83,735	27.2%
UGA Total	694,434	992,723	298,289	96.7%
City Total	463,562	674,946	211,384	68.6%
Unincorporated UGA Total	230,872	317,777	86,905	28.2%
Non-UGA Total (Uninc Rural/Resource Area)	133,523	143,586	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. Details may not add to totals due to rounding.

ORDINANCE NO. 26-041

RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, 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 RECONCILED GROWTH TARGETS

APPENDIX B, Table P2 - 2044 Reconciled Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on March 25, 2026)

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	506,551	731,353	224,802	72.9%
Incorporated SW County UGA Total	282,883	423,950	141,067	45.7%
Unincorporated SW County UGA Total	223,668	307,403	83,735	27.2%
Bothell Area	53,504	74,690	21,186	6.9%
Bothell City (part)	19,205	32,355	13,150	4.3%
Unincorporated MUGA	34,299	42,335	8,036	2.6%
Brier Area	8,388	9,082	694	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,982	154	0.0%
Edmonds Area	46,860	60,765	13,905	4.5%
Edmonds City	42,853	55,966	13,113	4.3%
Unincorporated MUGA	4,007	4,799	792	0.3%
Everett Area	158,319	246,199	87,880	28.5%
Everett City	110,629	179,176	68,547	22.2%
Unincorporated MUGA	47,690	67,023	19,333	6.3%
Lynnwood Area	74,220	119,262	45,042	14.6%
Lynnwood City	38,568	63,735	25,167	8.2%
Unincorporated MUGA	35,652	55,527	19,875	6.4%
Mill Creek Area	72,975	87,651	14,676	4.8%
Mill Creek City	20,926	24,813	3,887	1.3%
Unincorporated MUGA	52,049	62,838	10,789	3.5%
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	48,413	11,291	3.7%
Mukilteo City	21,538	24,616	3,078	1.0%
Unincorporated MUGA	15,584	23,797	8,213	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	11,798	6,799	2.2%
SWUGA Expansion Area (Unincorporated) *	604	2,175	1,571	0.5%
Lake Stickney Gap (Unincorporated)	11,042	14,452	3,410	1.1%
Silver Firs Gap (Unincorporated)	15,841	20,326	4,485	1.5%
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; Details may not add to totals due to rounding. * Negotiations on-going for city affiliation.

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, 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 RECONCILED GROWTH TARGETS

APPENDIX B, Table H1 - 2044 Reconciled Housing Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Steering Committee on March 25, 2026)				
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	104,597	36,680	21.9%
Arlington UGA	7,868	15,785	7,918	4.7%
Arlington City	7,689	15,483	7,794	4.7%
Unincorporated	179	302	124	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	1,434	198	0.1%
Gold Bar City	892	1,059	167	0.1%
Unincorporated	343	374	31	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	19,218	5,094	3.0%
Lake Stevens City	13,473	18,388	4,915	2.9%
Unincorporated	651	830	179	0.1%
Maltby UGA (unincorporated)	60	346	287	0.2%
Marysville UGA	25,783	40,036	14,253	8.5%
Marysville City	25,723	39,976	14,253	8.5%
Unincorporated	60	60	-	0.0%
Monroe UGA	6,714	9,345	2,630	1.6%
Monroe City	6,163	8,379	2,216	1.3%
Unincorporated	551	965	414	0.2%
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	4,752	1,769	1.1%
Stanwood City	2,929	4,559	1,630	1.0%
Unincorporated	54	193	139	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	200,106	325,674	125,568	75.0%
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.	81,113	124,941	43,828	26.2%
UGA Total	268,023	430,271	162,248	96.9%
City Total	184,379	301,218	116,839	69.8%
Unincorporated UGA Total	83,644	129,053	45,409	27.1%
Non-UGA Total (Uninc Rural/Resource Area)	49,325	54,520	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. Details may not add to totals due to rounding.

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, 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 RECONCILED GROWTH TARGETS

APPENDIX B, Table H2 - 2044 Reconciled Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on March 25, 2026)

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	200,106	325,674	125,568	75.0%
Incorporated SW County UGA Total	118,993	200,733	81,740	48.8%
Unincorporated SW County UGA Total	81,113	124,941	43,828	26.2%
Bothell Area	19,495	30,360	10,865	6.5%
Bothell City (part)	7,343	14,325	6,982	4.2%
Unincorporated MUGA	12,152	16,035	3,883	2.3%
Brier Area	2,991	3,671	680	0.4%
Brier City	2,355	2,894	539	0.3%
Unincorporated MUGA	636	777	141	0.1%
Edmonds Area	20,612	30,153	9,541	5.7%
Edmonds City	19,005	28,073	9,068	5.4%
Unincorporated MUGA	1,607	2,081	474	0.3%
Everett Area	64,822	113,382	48,560	29.0%
Everett City	47,023	85,580	38,557	23.0%
Unincorporated MUGA	17,799	27,803	10,004	6.0%
Lynnwood Area	30,488	55,147	24,659	14.7%
Lynnwood City	16,132	30,183	14,051	8.4%
Unincorporated MUGA	14,356	24,964	10,608	6.3%
Mill Creek Area	26,810	35,552	8,742	5.2%
Mill Creek City	8,961	11,578	2,617	1.6%
Unincorporated MUGA	17,849	23,974	6,125	3.7%
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	20,436	6,407	3.8%
Mukilteo City	8,565	10,711	2,146	1.3%
Unincorporated MUGA	5,464	9,725	4,261	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	2	-	0.0%
Larch Way Overlap (Unincorporated)	1,765	5,220	3,455	2.1%
SWUGA Expansion Area (Unincorporated) *	204	1,025	821	0.5%
Lake Stickney Gap (Unincorporated)	4,036	5,619	1,583	0.9%
Silver Firs Gap (Unincorporated)	5,234	7,565	2,331	1.4%
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. Details may not add to totals due to rounding. * Negotiations on-going for city affiliation.

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, 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 RECONCILED GROWTH TARGETS

APPENDIX B, Table E1 - 2044 Reconciled Employment Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Steering Committee on March 25, 2026)				
Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	58,827	104,831	46,004	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	848	591	0.3%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	7	-	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	8,994	3,262	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	100	43	0.0%
Maltby UGA (unincorporated)	3,623	4,636	1,013	0.6%
Marysville UGA	15,974	33,619	17,645	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	693	29	0.0%
Monroe UGA	10,260	12,619	2,359	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	199	35	0.0%
Snohomish UGA	6,110	7,983	1,873	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	317	49	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	2,334	1,329	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	-	-	0.0%
S.W. County UGA	219,102	340,488	121,386	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	48,724	14,435	8.4%
UGA Total	277,929	445,319	167,390	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. Details may not add to totals due to rounding. 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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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, 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 RECONCILED GROWTH TARGETS

APPENDIX B, Table E2 - 2044 Reconciled Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on March 25, 2026)

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	219,102	340,488	121,386	70.6%
Incorporated SW County UGA Total	184,813	291,764	106,951	62.2%
Unincorporated SW County UGA Total	34,289	48,724	14,435	8.4%
Bothell Area	18,314	27,354	9,040	5.3%
Bothell City (part)	16,100	24,805	8,705	5.1%
Unincorporated MUGA	2,214	2,550	336	0.2%
Brier Area	619	791	172	0.1%
Brier City	495	609	114	0.1%
Unincorporated MUGA	124	182	58	0.0%
Edmonds Area	14,421	17,555	3,134	1.8%
Edmonds City	14,174	17,232	3,058	1.8%
Unincorporated MUGA	247	323	76	0.0%
Everett Area	106,229	175,475	69,246	40.3%
Everett City	99,817	167,157	67,340	39.2%
Unincorporated MUGA	6,412	8,318	1,906	1.1%
Lynnwood Area	33,695	58,503	24,808	14.4%
Lynnwood City	28,628	50,540	21,912	12.8%
Unincorporated MUGA	5,067	7,963	2,896	1.7%
Mill Creek Area	12,567	14,930	2,363	1.4%
Mill Creek City	6,787	7,523	736	0.4%
Unincorporated MUGA	5,780	7,406	1,626	0.9%
Mountlake Terrace Area	8,431	11,148	2,717	1.6%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Unincorporated MUGA	-	-	-	0.0%
Mukilteo Area	14,006	19,267	5,261	3.1%
Mukilteo City	10,313	12,671	2,358	1.4%
Unincorporated MUGA	3,693	6,596	2,903	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	8,943	2,572	1.5%
Larch Way Overlap (Unincorporated)	1,636	2,140	504	0.3%
SWUGA Expansion Area (Unincorporated) *	-	208	208	0.1%
Lake Stickney Gap (Unincorporated)	911	1,618	707	0.4%
Silver Firs Gap (Unincorporated)	1,834	2,444	610	0.4%
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; Details may not add to totals due to rounding.

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.

* Negotiations on-going for city affiliation.

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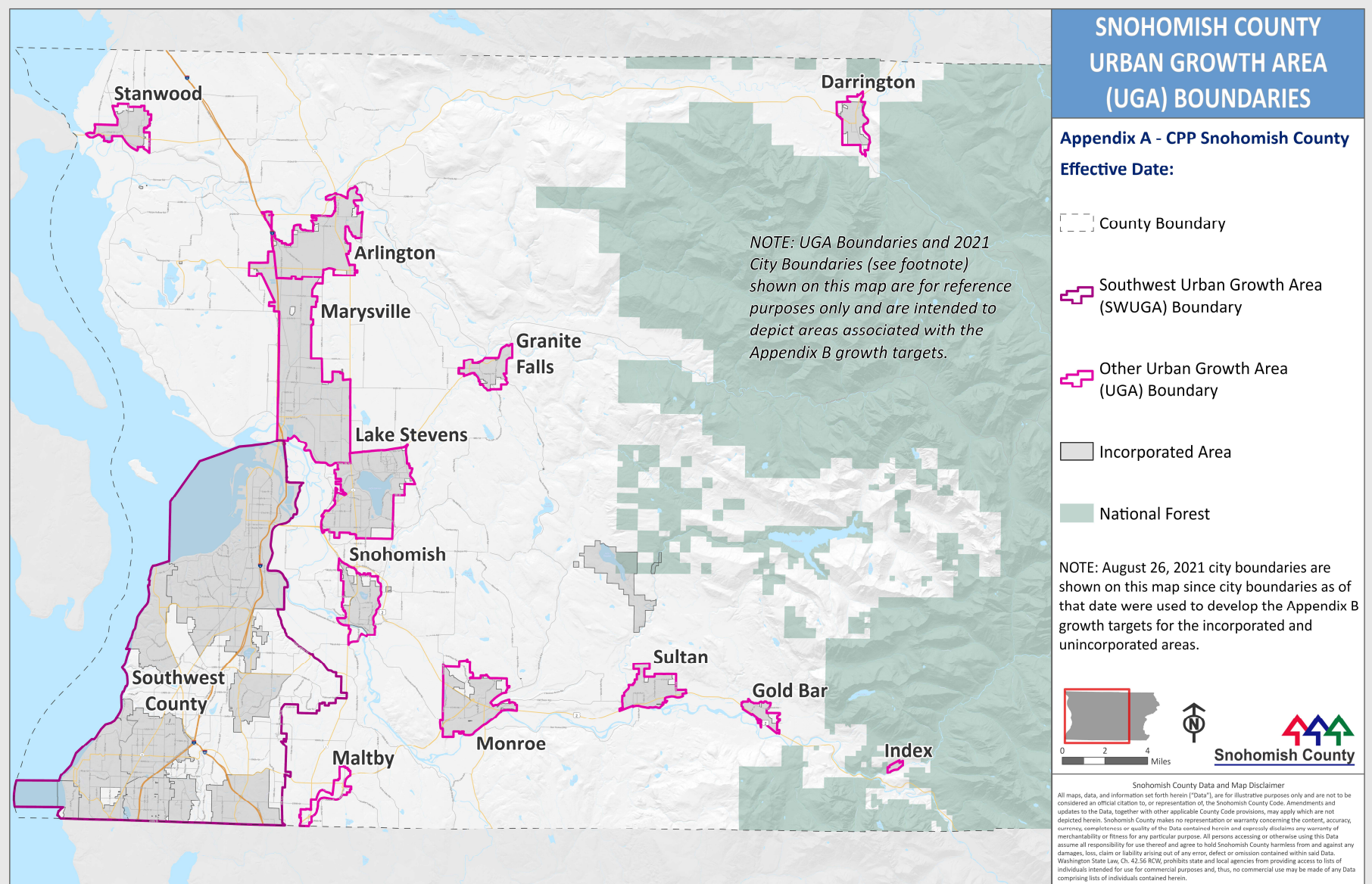
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 RECONCILED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

Exhibit B

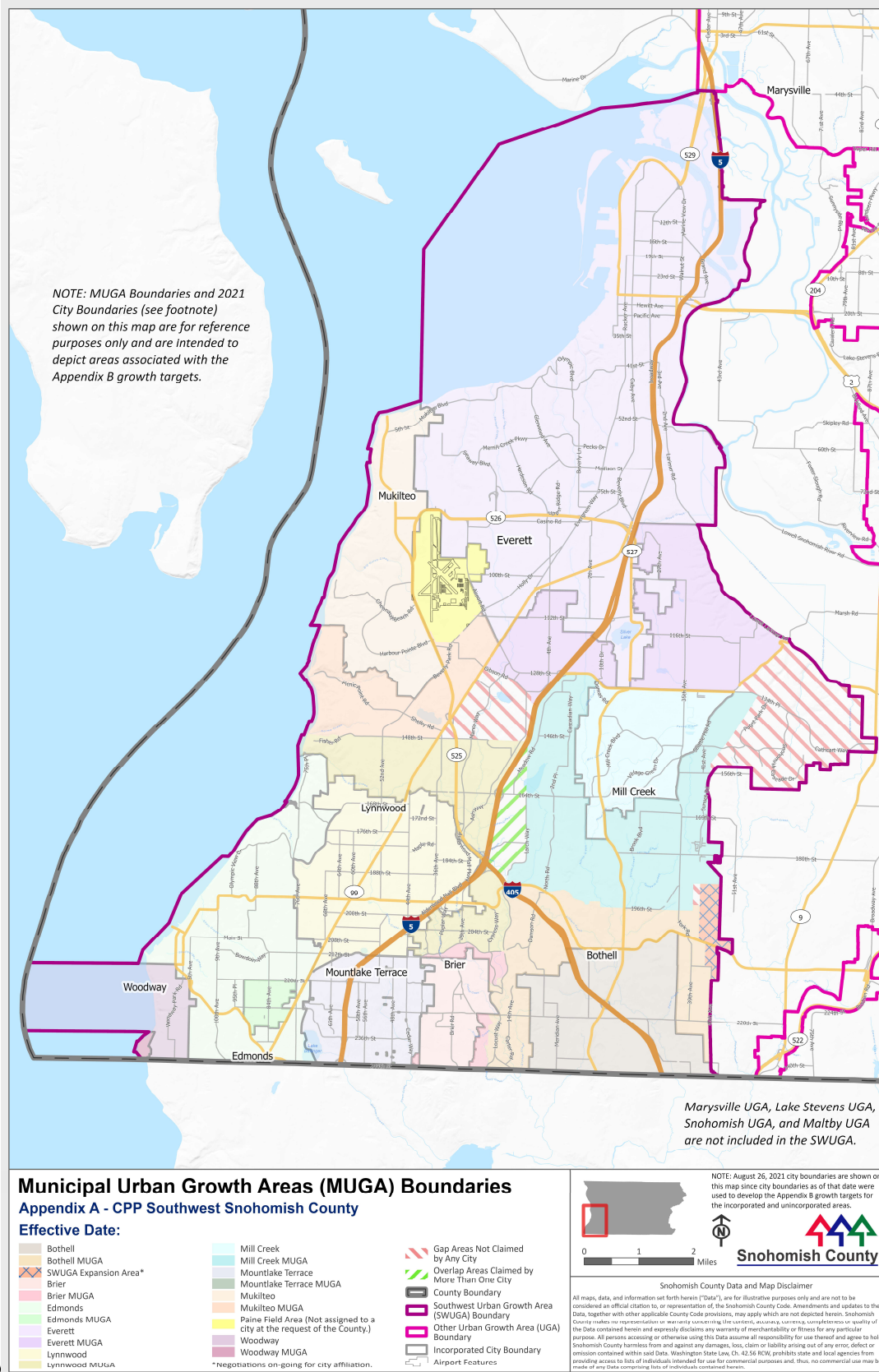
Ordinance No. 26-041

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

ORDINANCE NO. 26-041
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, AND EMPLOYMENT
GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH
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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION, HOUSING, 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 RECONCILED GROWTH TARGETS