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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	
<i>Click on exhibit number to view document</i>					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
3.1 ECAF and Materials					
3.1.001	ECAF	1/5/2022	Executive/PDS	Transmitting Executive initiated Ordinance	2
3.1.002	Ordinance	1/5/2022	Executive/PDS	Introduced Ordinance	17
3.1.003	Introduction	1/7/2022	Councilmember Nate Nehring	Introduction Slip	1
3.2 Council Planning Committee Materials					
3.2.001	Staff Report	1/18/2022	Ryan Countryman, Council Staff	Council Staff Report	8
3.2.002	PowerPoint	1/18/2022	Steve Toy, PDS	Presentation at Planning Committee	28 slides
3.3 Correspondence, Comments, Testimony					
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Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES				
Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0001	Staff Research	7/12/2021	Rebecca Maskin	RE Growth allocation to jurisdictions with Regional Geographies 7122021 w attachments
1.0002	Staff Research	7/19/2021	PDS Staff	RE Growth allocation to jurisdictions with Regional Geographies 7192021 w attachments
1.0003	Public Participation	7/20/2021	PDS Staff	Date for Sept Meeting
1.0004	Public Participation	7/16/2021	PDS Staff	Date for Sept PAC meeting 7162021
1.0005	Public Participation	9/16/2021	PDS Staff	FW SCT CAB 9162021 w attachment
1.0006	Public Participation	10/6/2021	PDS Staff	FW SCT Exec Comm 1062021 w attachment
1.0007	Public Participation	10/21/2021	PDS Staff	FW SCT Steering Comm 10212021
1.0008	Public Participation	12/17/2021	PDS Staff	Growth Targets recommendation sent to Co Council 12172021 w attachment
1.0009	Public Participation	9/17/2021	PDS Staff	Jobs Population Ratios RE SCT PAC 9172021
1.0010	Public Participation	9/17/2021	PDS Staff	RE PAC presentation 9172021 w attachments
1.0011	Public Participation	9/16/2021	PDS Staff	RE SCT CAB 91621 w attachments
1.0012	Public Participation	10/11/2021	PDS Staff	RE SCT PAC 10112021 w attachment
1.0013	Public Participation	10/12/2021	PDS Staff	RE SCT PAC 10122021 w attachment
1.0014	Public Participation	10/14/2021	PDS Staff	RE SCT PAC 10142021 w attachments
1.0015	Public Participation	9/17/2021	PDS Staff	RE SCT PAC 9172021 w attachments
1.0016	Public Participation	10/27/2021	PDS Staff	RE SCT Steering Comm 10272021
1.0017	Public Participation	12/1/2021	PDS Staff	RE SCT Steering Comm 1212021 w attachment
1.0018	Public Participation	12/1/2021	PDS Staff	RE SCT Steering Comm 1212021 w attachment
1.0019	Public Participation	12/1/2021	PDS Staff	RE SCT Steering Comm 1222021 w attachment
1.0020	Public Participation	10/28/2021	PDS Staff	SCT Exec Comm 10282021 w attachments
1.0021	Public Participation	6/3/2021	PDS Staff	SCT PAC 632021 w attachments
1.0022	Public Participation	7/12/2021	PDS Staff	SCT PAC 7122021 w attachment
1.0023	Public Participation	10/7/2021	PDS Staff	SCT PAC 1072021 w attachments
1.0024	Public Participation	10/28/2021	PDS Staff	SCT PAC 10282021 w attachments
1.0025	Public Participation	9/9/2021	PDS Staff	SCT PAC 992021 w attachment
1.0026	Public Participation	11/3/2021	PDS Staff	SCT PAC Slides re Growth Targets 1132021
1.0027	Public Participation	10/21/2021	PDS Staff	SCT Steering Comm 10212021 w attachments
1.0028	Public Participation	11/24/2021	PDS Staff	SCT Steering Comm 11242021 w attachments
1.0029	Public Participation	12/17/2021	PDS Staff	SCT Steering Comm Growth Target to Co CC 12172021
1.0030	Public Participation	11/3/2021	PDS Staff	SCT Steering Comm Presentation 1132021 w attachment
1.0031	Correspondence	5/11/2021	PDS Staff	2044 Growth Targets 5112021 w attachment
1.0032	Correspondence	5/25/2021	PDS Staff	Agenda for 1st SCT PAC Working Group meeting on the 2044 initial growth targets 5252021
1.0033	Correspondence	6/24/2021	PDS Staff	Agenda for the 2nd SCT PAC Working Group 2044 initial growth targets 6242021 w attachments
1.0034	Correspondence	10/5/2021	PDS Staff	FW Discuss Cities and Towns Growth Allocation 1052021 w attachment
1.0035	Correspondence	12/8/2021	Kent Patton	FW SCT Growth Targets 1282021 w attachment
1.0036	Correspondence	9/16/2021	PDS Staff	FW SCT PAC Sept 17 9162021 w attachment
1.0037	Correspondence	9/17/2021	PDS Staff	FW SCT PAC Sept 17 9172021 w attachments
1.0038	Correspondence	9/20/2021	Liz Underwood-Bultmann	Growth shared by county 9202021
1.0039	Correspondence	9/17/2021	PDS Staff	HCT Communities meeting re 2044 Growth Targets 9172021
1.0040	Correspondence	9/16/2021	Nathan Lamb	Proposed dates time for SCT PAC Working Group meetings #6 on the 2044 Initial Growth Targets 9162021
1.0041	Correspondence	5/28/2021	PDS Staff	RE Agenda for the 1st SCT PAC Working Group meeting on 2044 initial growth targets 5282021 w attachment
1.0042	Correspondence	5/28/2021	PDS Staff	RE Agenda for the 1st SCT PAC Working Group meeting on the 2044 initial growth targets 5282021 w attachment
1.0043	Correspondence	6/10/2021	Dave Osaki	RE Agenda for the 1st SCT PAC Working Group meeting on the 2044 initial growth targets 6102021
1.0044	Correspondence	7/2/2021	PDS Staff	RE Agenda for the 2nd SCT PAC working group meeting on the 2044 initial growth targets 7222021 w attachments
1.0045	Correspondence	6/25/2021	PDS Staff	RE Agenda for the 2nd SCT PAC working group meeting on the 2044 initial growth targets 6252021 w attachment
1.0046	Correspondence	2/16/2021	PDS Staff	RE Bothell Jobs Target 2162021 w attachment
1.0047	Correspondence	7/23/2021	PDS Staff	RE BRT Stations in PRSC Vision 2050 vs current program 7232021 w attachment
1.0048	Correspondence	10/26/2021	Ashley Winchell	RE Census Numbers OFM 10262021

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0049	Correspondence	10/12/2021	PDS Staff	RE cities and towns growth allocation 1012021
1.0050	Correspondence	10/7/2021	David Levitan	RE cities and towns growth allocation 1072021
1.0051	Correspondence	10/11/2021	PDS Staff	RE cities and towns growth allocation 10112021
1.0052	Correspondence	11/24/2021	PDS Staff	RE CPPs Growth Target Procedures 11242021
1.0053	Correspondence	2/11/2021	PDS Staff	RE Growth Targets Subcommittee 2112021
1.0054	Correspondence	10/4/2021	PDS Staff	RE HCT Communities meeting re 2044 Growth Targets 1042021
1.0055	Correspondence	7/30/2021	PDS Staff	RE HCT Station Area shapefile 7302021
1.0056	Correspondence	10/22/2021	Clay White	RE PAC recommendations on Growth and Employment Targets 1022021
1.0057	Correspondence	6/16/2021	PDS Staff	RE Proposed dates times for the 2nd SCT PAC Working Group meeting on the 2044 initial growth targets 6162021
1.0058	Correspondence	9/13/2021	PDS Staff	RE Proposed dates times for SCT PAC Working 6 on the 2044 Initial Growth Targets 9132021 w attachments
1.0059	Correspondence	9/10/2021	PDS Staff	RE Proposed dates times for SCT PAC Working 6 on the 2044 Initial Growth Targets 9102021 w attachments
1.0060	Correspondence	10/19/2021	PDS Staff	RE questions for out 4:00 meeting 10192020
1.0061	Correspondence	10/19/2021	PDS Staff	RE questions for out 4:00 meeting 10192020 w attachment
1.0062	Correspondence	10/14/2021	Liz Underwood-Bultmann	RE SCT PAC 10142021
1.0063	Correspondence	10/13/2021	Beth Liddell	RE SCT PAC 10132021
1.0064	Correspondence	10/14/2021	PDS Staff	RE SCT PAC 10142021
1.0065	Correspondence	10/14/2021	PDS Staff	RE SCT PAC 10142021 w attachment
1.0066	Correspondence	9/10/2021	PDS Staff	RE SCT PAC Sept 17 9102021
1.0067	Correspondence	11/4/2021	Beth Liddell	RE SCT PAC Slides re Growth Targets 1142021
1.0068	Correspondence	7/22/2021	PDS Staff	RE SCT PAC Working Group meeting 4 Thursday July 22 7222021
1.0069	Correspondence	7/26/2021	PDS Staff	RE SCT PAC Working Group meeting 4 Thursday July 22 7262021 w attachment
1.0070	Correspondence	7/28/2021	Yorik Stevens-Wajda	RE SCT PAC Working Group meeting 4 Thursday July 44 7282021
1.0071	Correspondence	8/10/2021	Dave Osaki	RE SCT PAC Working Group meeting 5 Thurs Aug 12 8102021
1.0072	Correspondence	8/31/2021	Brian Lee	RC SCT PAC Working Group meeting Thursday July 33 8312021
1.0073	Correspondence	10/21/2021	Beth Liddell	RE SCT Steering Comm 10 27 10212021
1.0074	Correspondence	12/3/2021	PDS Staff	RE SCT Steering Comm 12 1 12322021
1.0075	Correspondence	11/30/2021	Beth Liddell	RE SCT Steering Comm 12 2 11302021
1.0076	Correspondence	11/3/2021	Brock Howell	RE SCT Steering Comm Presentation 1132021
1.0077	Correspondence	3/11/2021	Jessica Hamil	RE SLS Partners meetig Comp Plan Update 3112021
1.0078	Correspondence	6/25/2021	Beth Liddell	RE SLS Partners meetig Comp Plan Update 6252021
1.0079	Correspondence	8/16/2021	Chad Hudson	Re Swift BRT station shapefile 8162021
1.0080	Correspondence	8/26/2021	PDS Staff	RE Tomorrow SCT PAC Working Group meeting 5 8262021 w attachments
1.0081	Correspondence	8/26/2021	PDS Staff	RE Tomorrow SCT PAC Working Group meeting 5 8262021 w attachment
1.0082	Correspondence	4/8/2021	PDS Staff	Request for PAC members for the PAC staff working group to develop initial growth targets 482021
1.0083	Correspondence	4/13/2021	PDS Staff	Request for PAC members for the PAC staff working group to develop initial growth targets 4132021
1.0084	Correspondence	8/10/2021	PDS Staff	SCT PAC Working Group meeting 5 Thurs Aug 12 CANCELED 8102021
1.0085	Correspondence	10/7/2021	PDS Staff	SnoCo Core Cities Growth Targets 1072021
1.0086	Correspondence	9/28/2021	PDS Staff	SnoCo Core Cities Growth Targets 9292021 w attachments
1.0087	Correspondence	8/25/2021	PDS Staff	Tomorrow SCT PAC Working Group meeting 5 8252021
1.0088	Project Administration	7/2/2021	PDS Staff	Comprehensive Plan Discussion Council Planning Committee 722021
1.0089	Project Administration	11/18/2021	PDS Staff	Council Adopted CPPs Clean Version updated 11182021
1.0090	Project Administration	9/13/2021	PDS Staff	PAC Working Group Mtg Attendees 9132021
1.0091	Public Participation	9/16/2021	PDS Staff	AGN SCT CAB 91621
1.0092	Public Participation	11/4/2021	PDS Staff	MINd SCT PAC 110421
1.0093	Public Participation	12/1/2021	PDS Staff	MINd SCT SC 120121
1.0094	Public Participation	9/16/2021	PDS Staff	MINF SC CAB 091621
1.0095	Public Participation	11/4/2021	PDS Staff	MINF SCT PAC 011412
1.0096	Public Participation	2/11/2021	PDS Staff	MINF SCT PAC 021121

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Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0097	Public Participation	3/11/2021	PDS Staff	MINF SCT PAC 031121
1.0098	Public Participation	4/8/2021	PDS Staff	MINF SCT PAC 040821
1.0099	Public Participation	5/13/2021	PDS Staff	MINF SCT PAC 051321
1.0100	Public Participation	6/10/2021	PDS Staff	MINF SCT PAC 061021
1.0101	Public Participation	7/8/2021	PDS Staff	MINF SCT PAC 070821
1.0102	Public Participation	9/17/2021	PDS Staff	MINF SCT PAC 091721
1.0103	Public Participation	10/14/2021	PDS Staff	MINF SCT PAC 101421
1.0104	Public Participation	11/12/2020	PDS Staff	MINF SCT PAC 111220
1.0105	Public Participation	10/27/2021	PDS Staff	MINF SCT PAC 102721
1.0106	Staff Research	10/15/2021	Stephen Fesler	Snohomish County Sets New 20 Year Community Growth Targets The Urbanist 10152021
<i>*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org</i>				

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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THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL
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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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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
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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:

 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

ORDINANCE NO. 22-003
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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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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
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SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF
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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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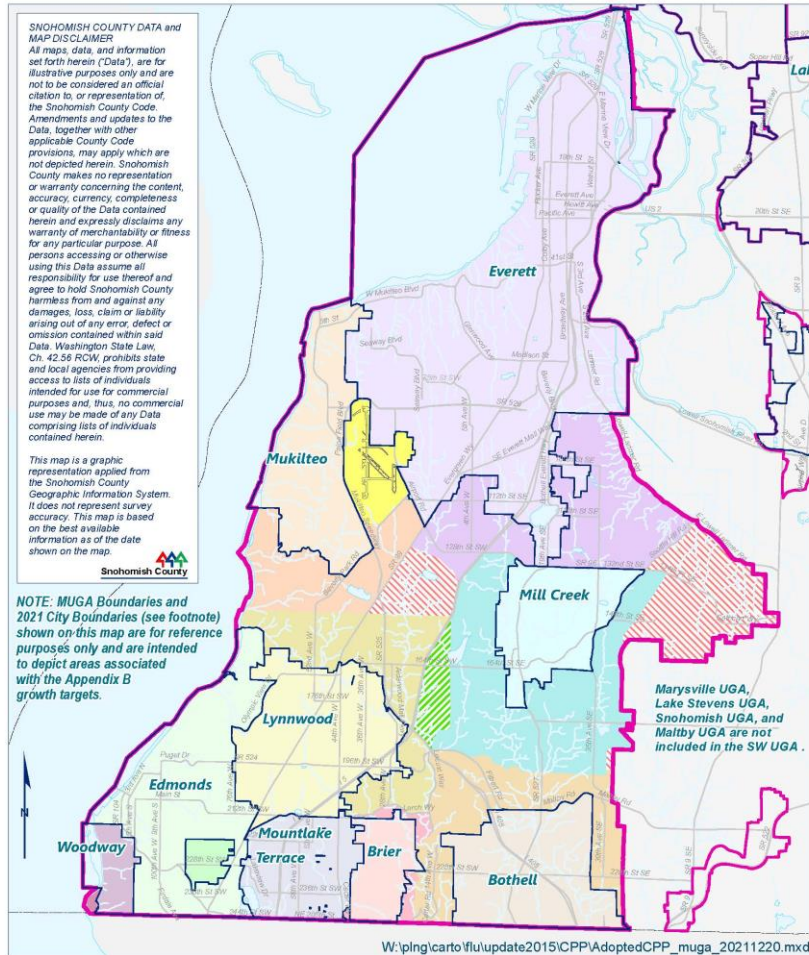
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Exhibit B

Ordinance No. 22-_____

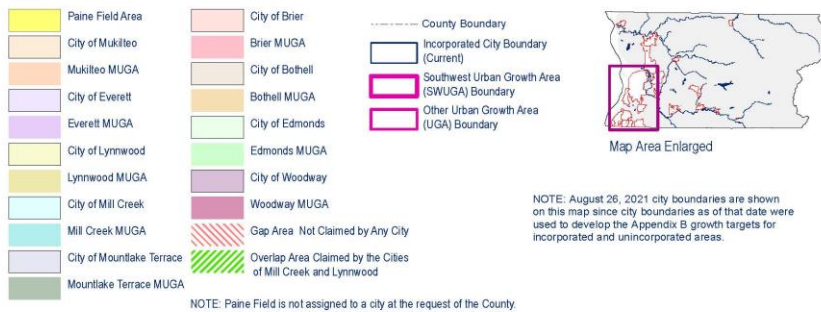
Amendment to the Countywide Planning Policies Appendix A –
UGA and MUGA Boundary Maps

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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

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

**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**

|                                                    |                                 |
|----------------------------------------------------|---------------------------------|
| <b>Committee:</b> Planning & Community Development | <b>Analyst:</b> Ryan Countryman |
| <b>ECAF:</b> 2022-0007                             |                                 |
| <b>Proposal:</b> Ordinance 22-003                  | <b>Date:</b> 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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

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<sup>1</sup> 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.

<sup>2</sup> 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

<sup>3</sup> 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.<sup>4</sup> This bill substantially revised the GMA goal for housing<sup>5</sup> 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”.<sup>6</sup> This includes renter households earning up to 60% of the median income and owner-

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<sup>4</sup> 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>.

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

<sup>6</sup> 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.<sup>7</sup> 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.<sup>8</sup>

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

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<sup>7</sup> 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.

<sup>8</sup> 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].<sup>9</sup>

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?

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<sup>9</sup> 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

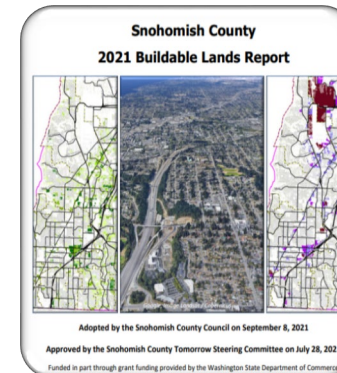
# What preceded today's discussion?



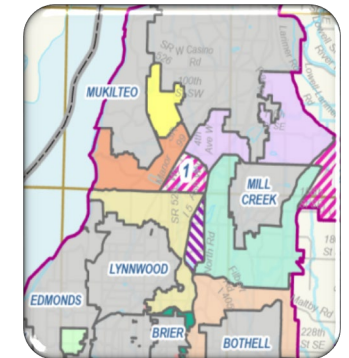
- SCT Review**
- Post-2015 Plan Adoption
  - Input to PSRC VISION Update
  - Growth and Infrastructure Summits



- 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.**

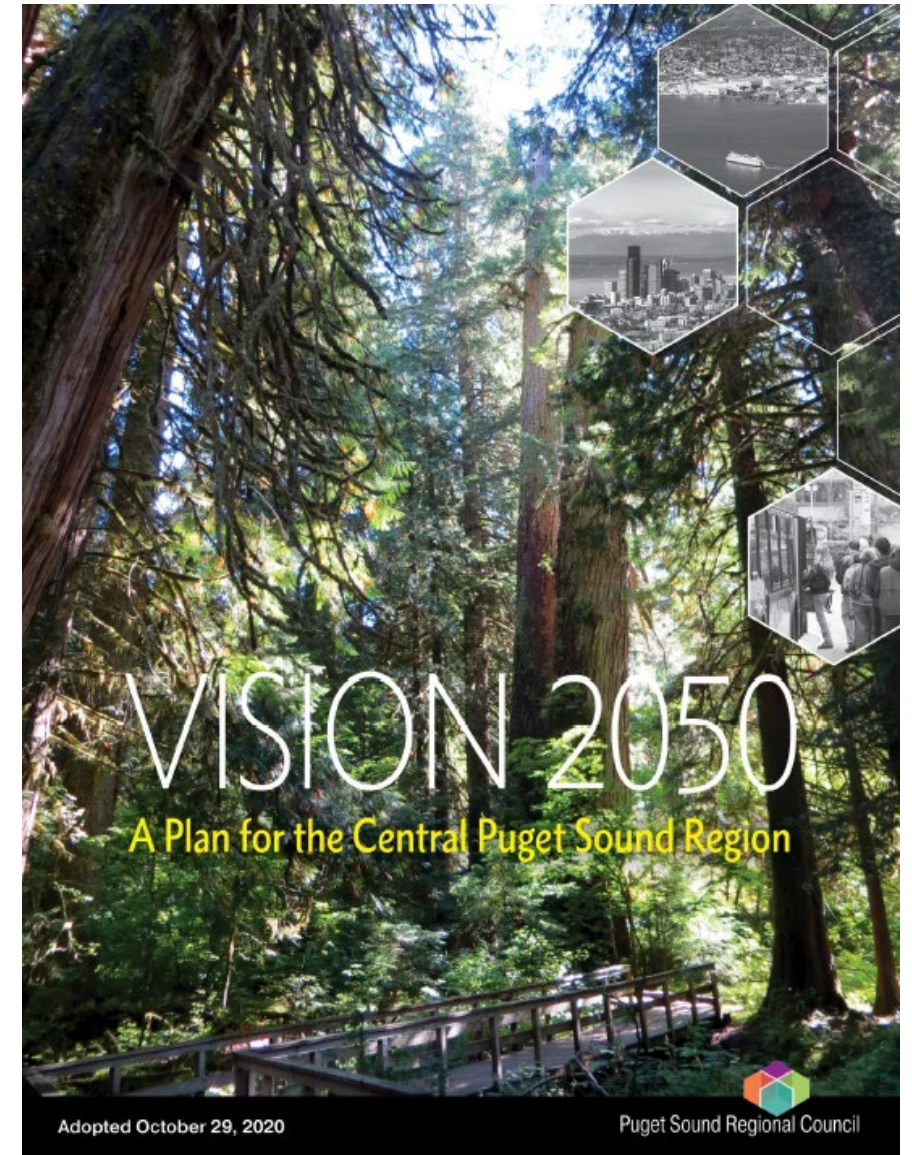
**At each major UGA review (every 8 years under GMA):**

...

(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

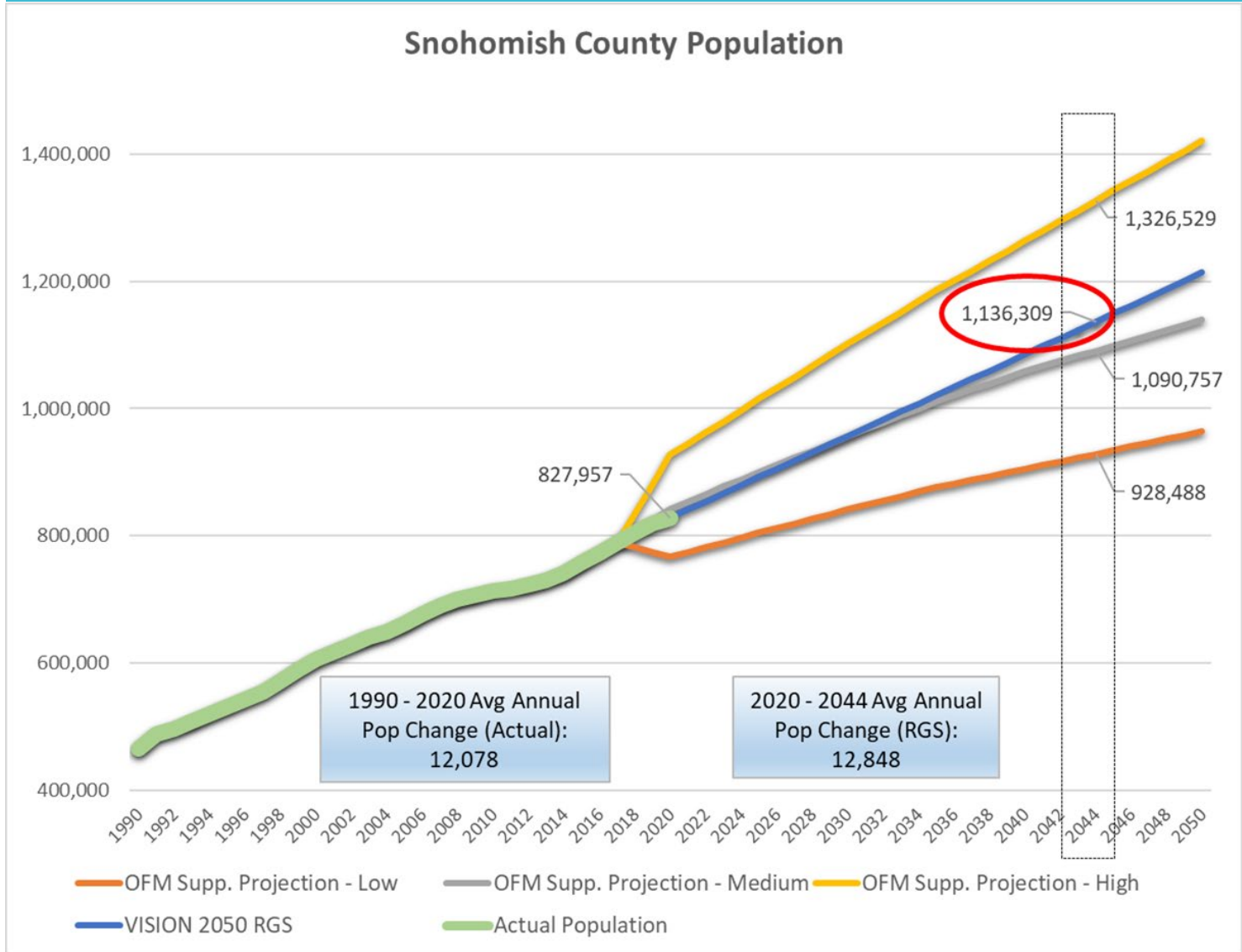
## Countywide Population and Job Growth 2017-2050:

|                  | 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

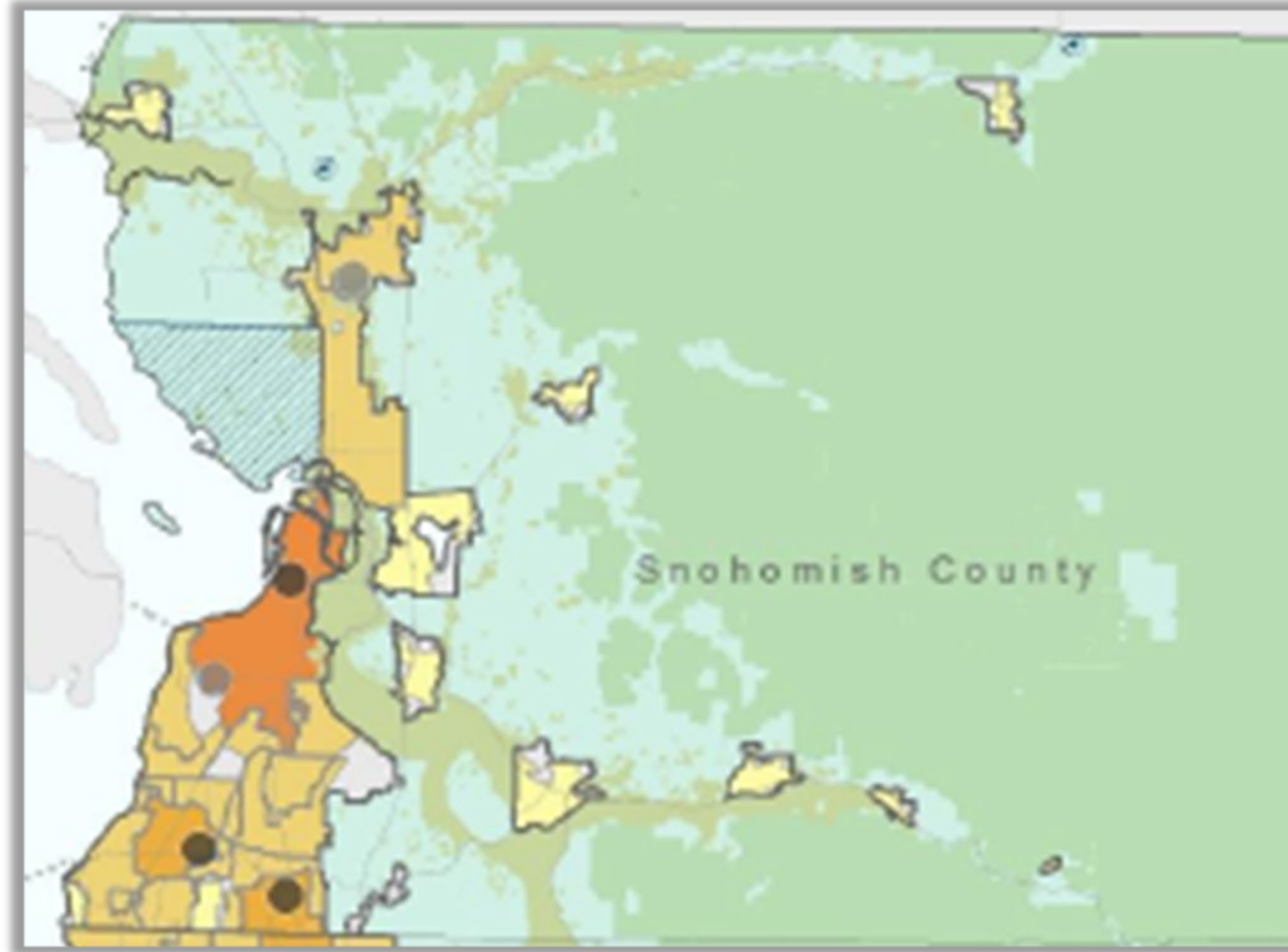
Note: Central Puget Sound counties have agreed to use this forecast for initial growth target setting for the 2024 Comprehensive Plan Updates

# RGS and OFM Countywide Population Comparison

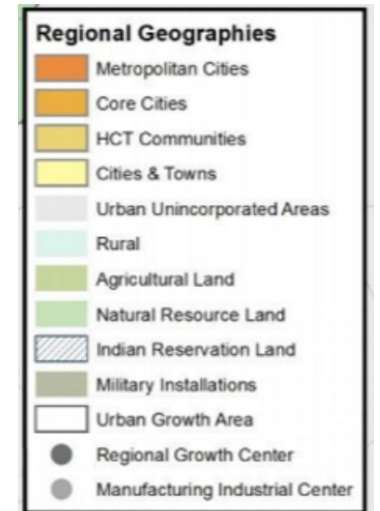


- Total County population of 1,136,309 by 2044 based on PSRC VISION 2050 Regional Growth Strategy (RGS)
- Increase of 308,352 population from 2020 to 2044
- Projected annual average population increase is similar to past annual average
- Falls within low-high range of OFM 2017 GMA supplemental projections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

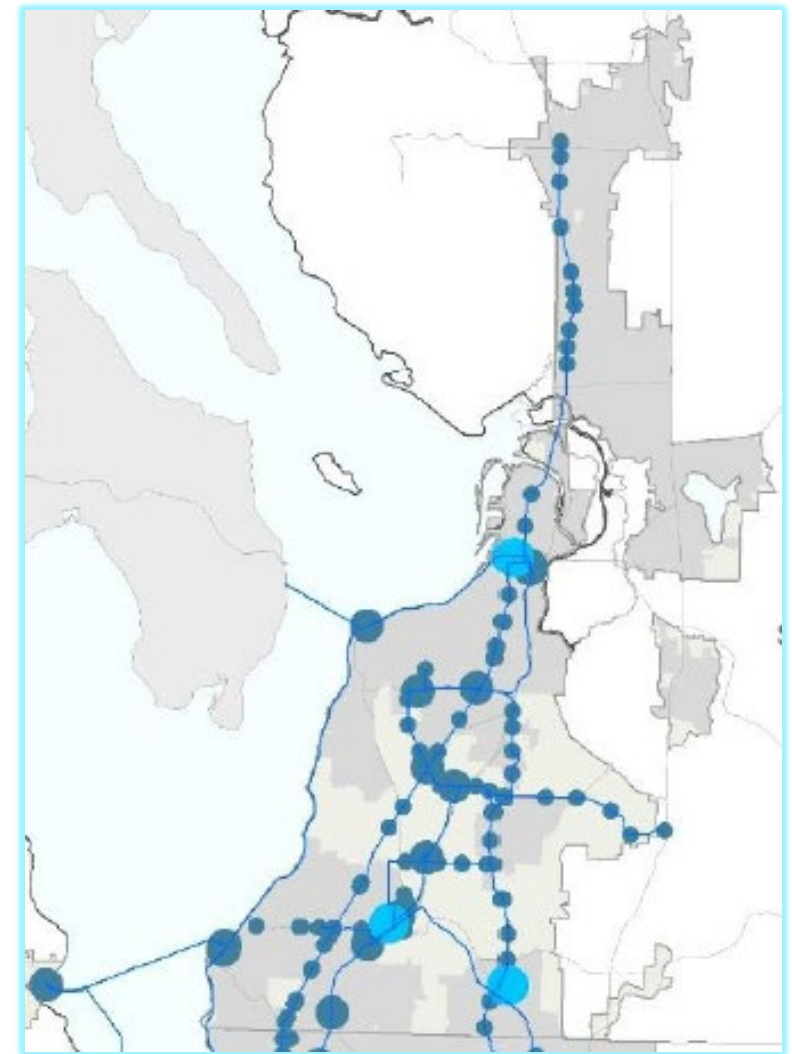
Cities & Towns: Brier, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Snohomish, Stanwood, Sultan, Woodway

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)

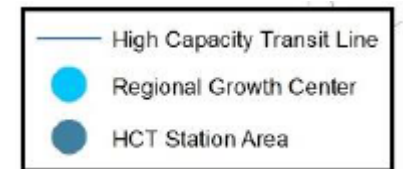
Rural: Rural Designated Lands

# 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% |



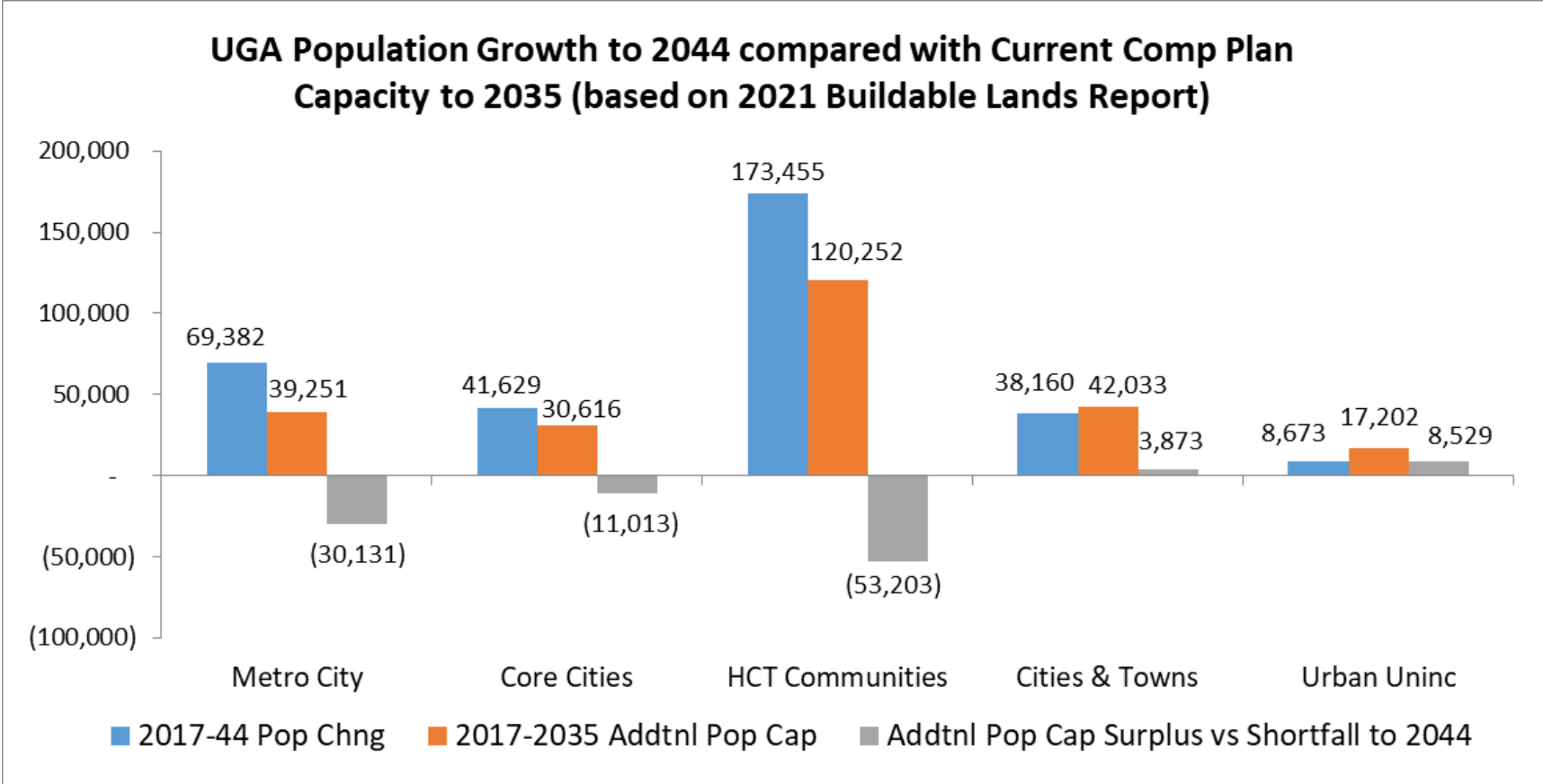
Source:  
VISION 2050



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

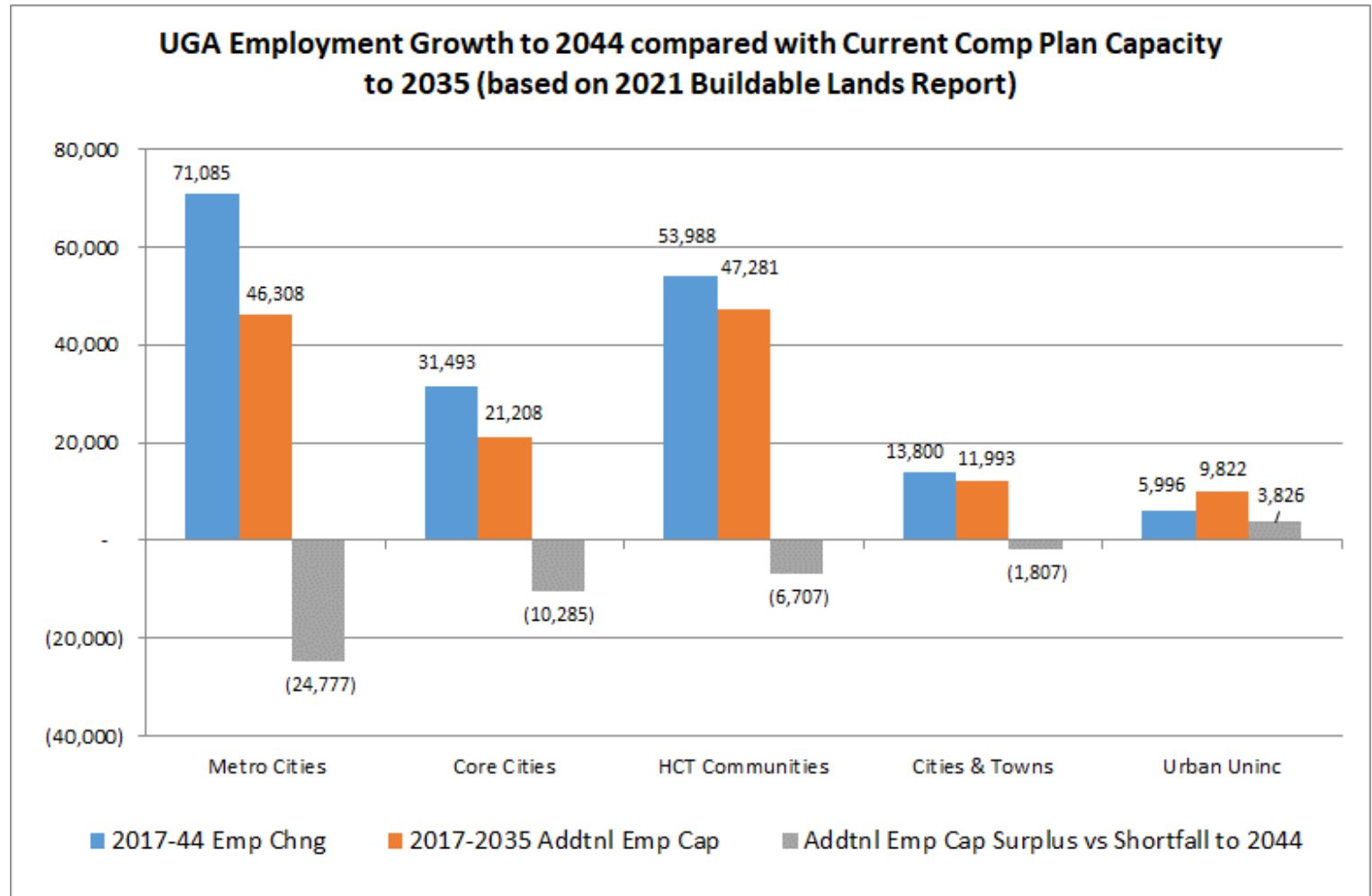
# RGS Population Growth to 2044 Compared with BLR Capacity to 2035



**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

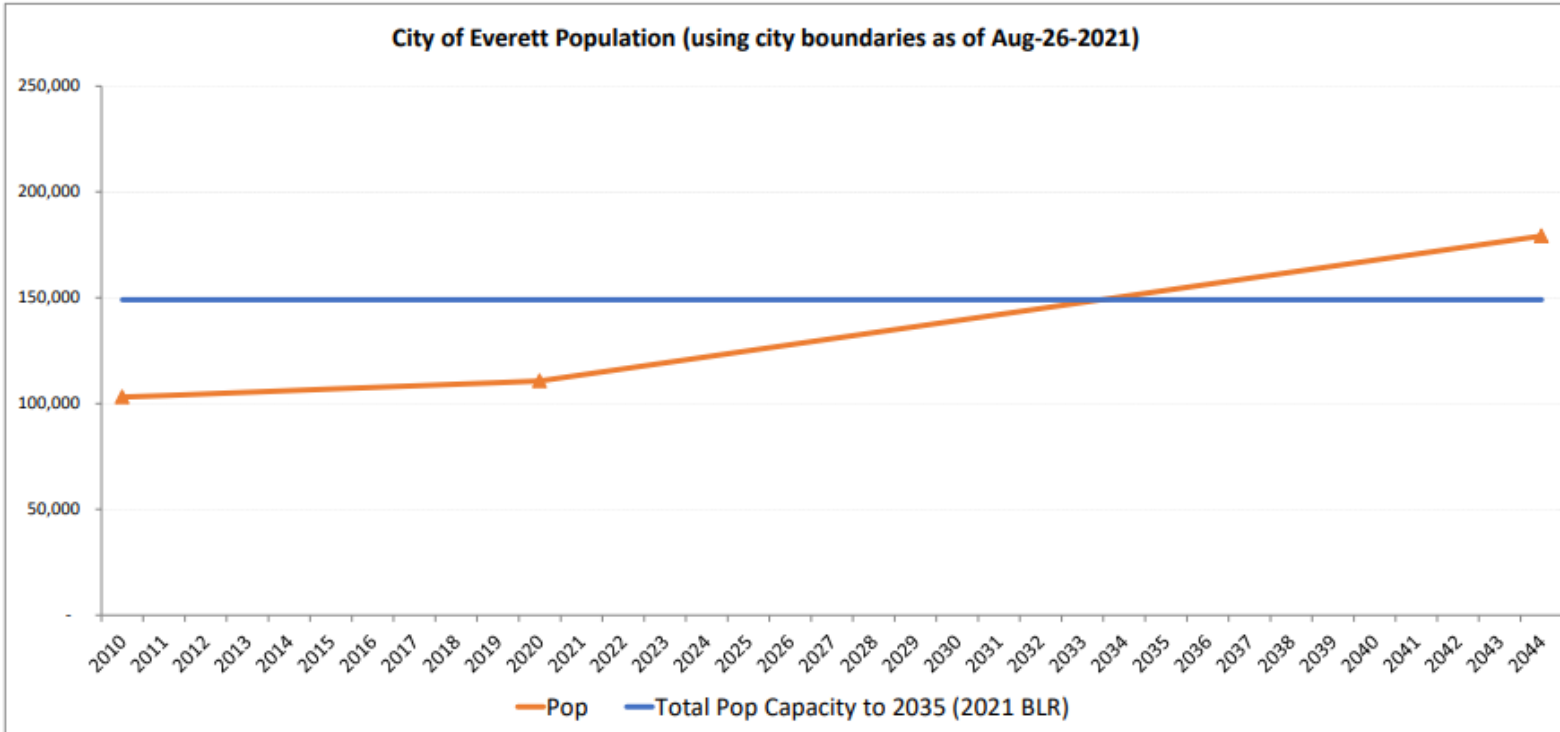
## CPP GF-5:

- 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



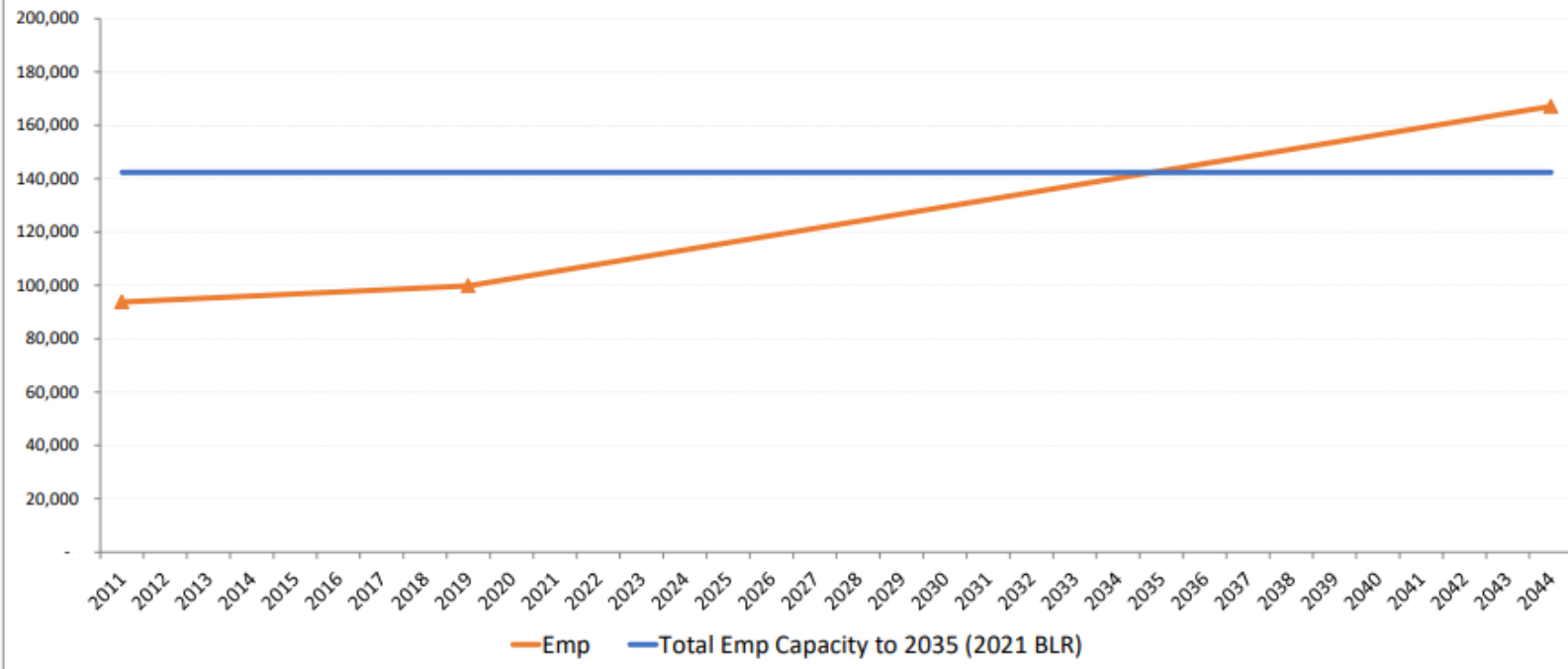
| 2010-2020<br>Annual Pop<br>Chng | 2020-2044<br>Annual Pop<br>Chng |
|---------------------------------|---------------------------------|
| 760                             | 2,856                           |

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



# Metro City - Employment

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



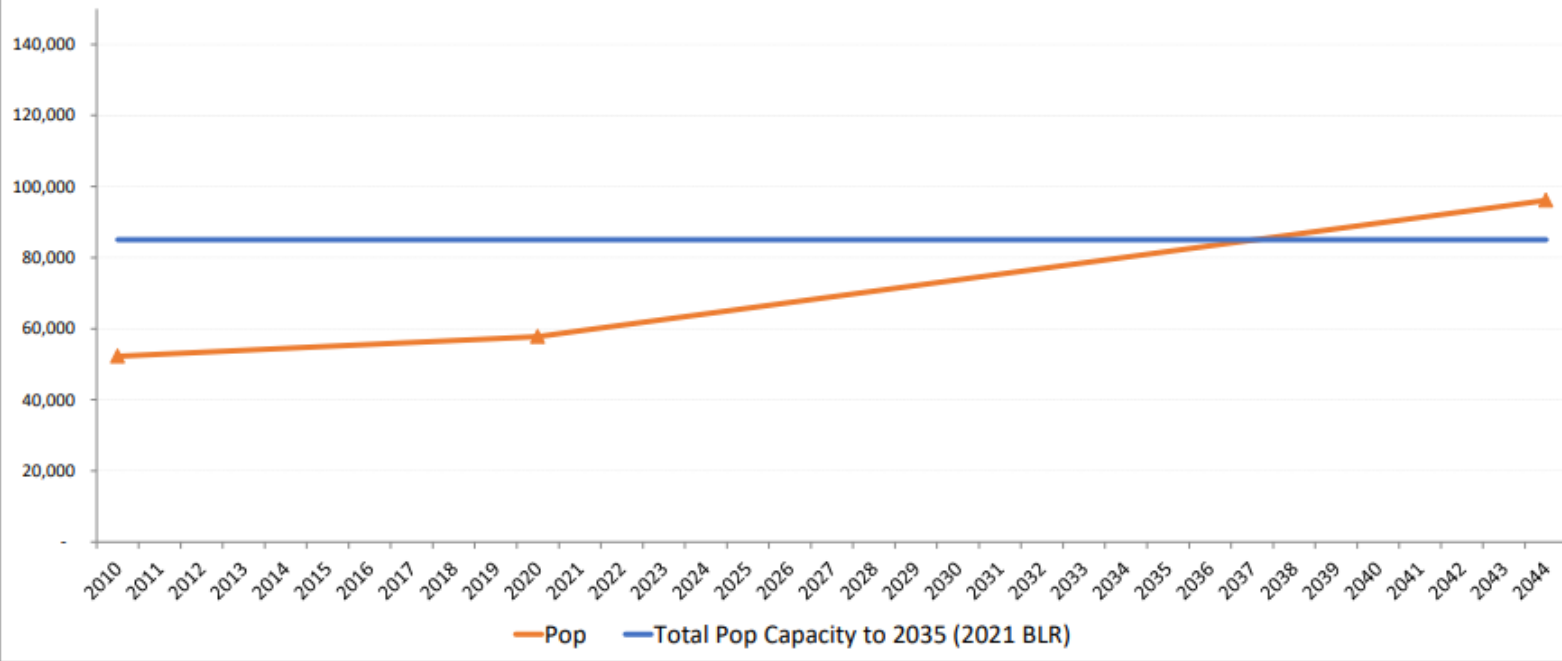
| 2011-2019<br>Annual Emp<br>Chng | 2019-2044<br>Annual Emp<br>Chng |
|---------------------------------|---------------------------------|
| 760                             | 2,694                           |

|                          | 2019-2044<br>Employment<br>Change | 2035 Emp Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|--------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Metropolitan City</b> | <b>67,340</b>                     | <b>(24,777)</b>                                     |
| 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)



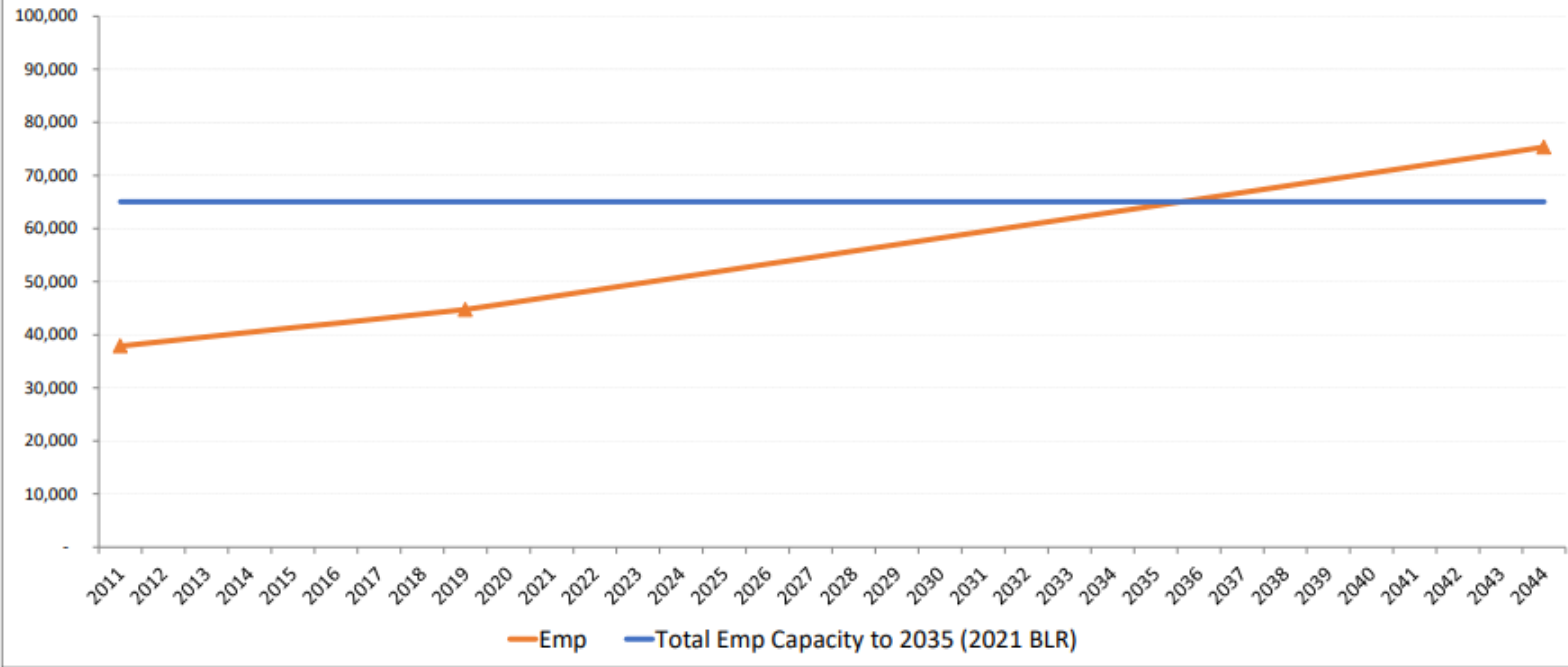
| 2010-2020<br>Annual Pop<br>Chng | 2020-2044<br>Annual Pop<br>Chng |
|---------------------------------|---------------------------------|
| 552                             | 1,597                           |

|                            | 2020-2044<br>Population<br>Change | 2035 Pop Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|----------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Core Cities</b>         | <b>38,316</b>                     | <b>(11,013)</b>                                     |
| 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)



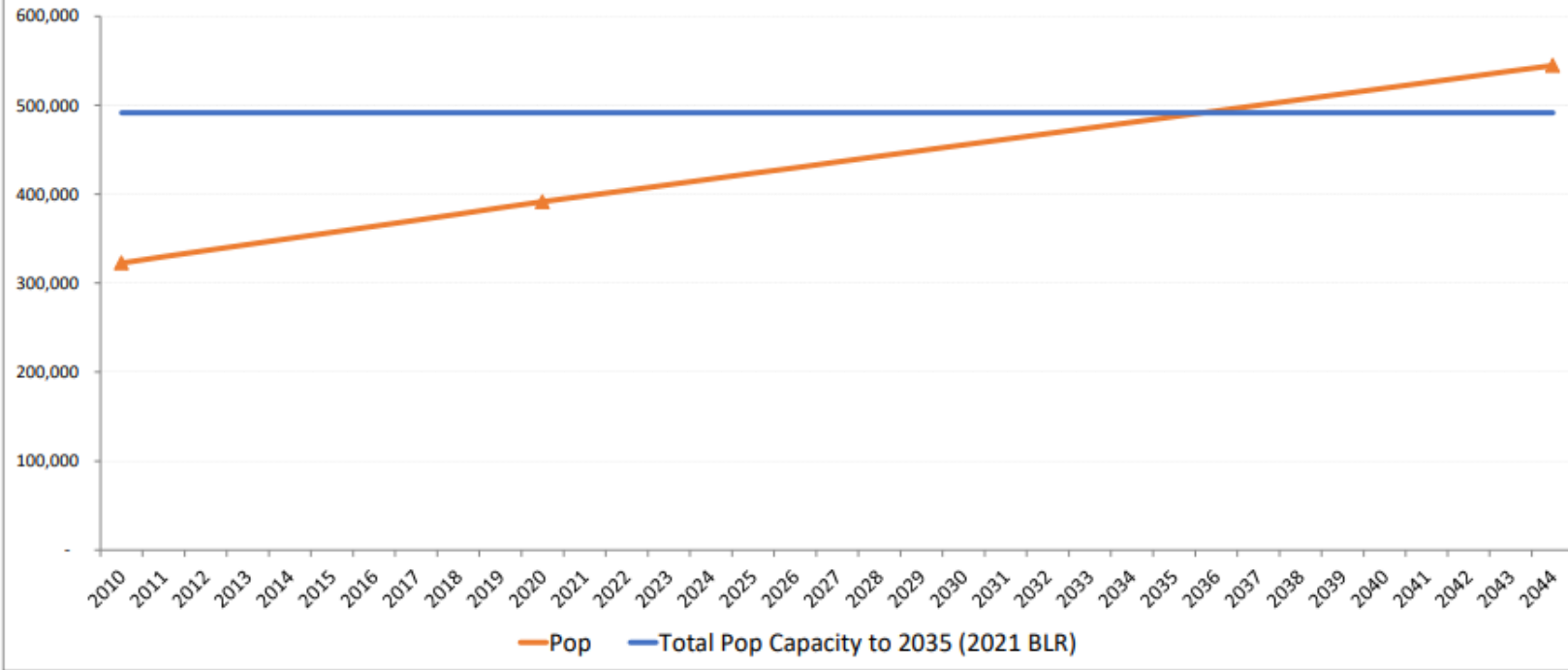
| 2011-2019<br>Annual Emp<br>Chng | 2019-2044<br>Annual Emp<br>Chng |
|---------------------------------|---------------------------------|
| 856                             | 1,225                           |

|                            | 2019-2044<br>Employment<br>Change | 2035 Emp Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|----------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Core Cities</b>         | <b>30,616</b>                     | <b>(10,285)</b>                                     |
| 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)



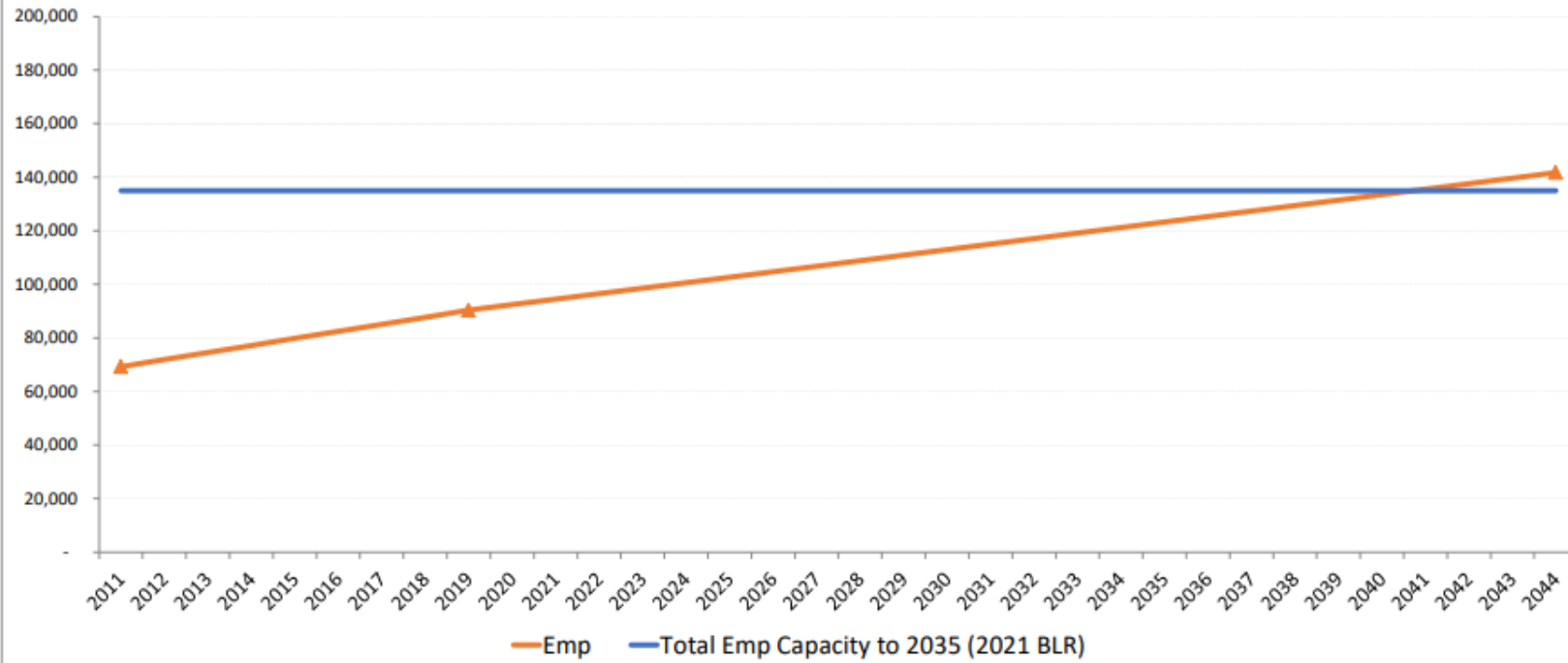
| 2010-2020<br>Annual Pop<br>Chng | 2020-2044<br>Annual Pop<br>Chng |
|---------------------------------|---------------------------------|
| 6,872                           | 6,385                           |

|                        | 2020-2044<br>Population<br>Change | 2035 Pop Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|------------------------|-----------------------------------|-----------------------------------------------------|
| <b>HCT Communities</b> | <b>153,241</b>                    | <b>(53,203)</b>                                     |
| 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)



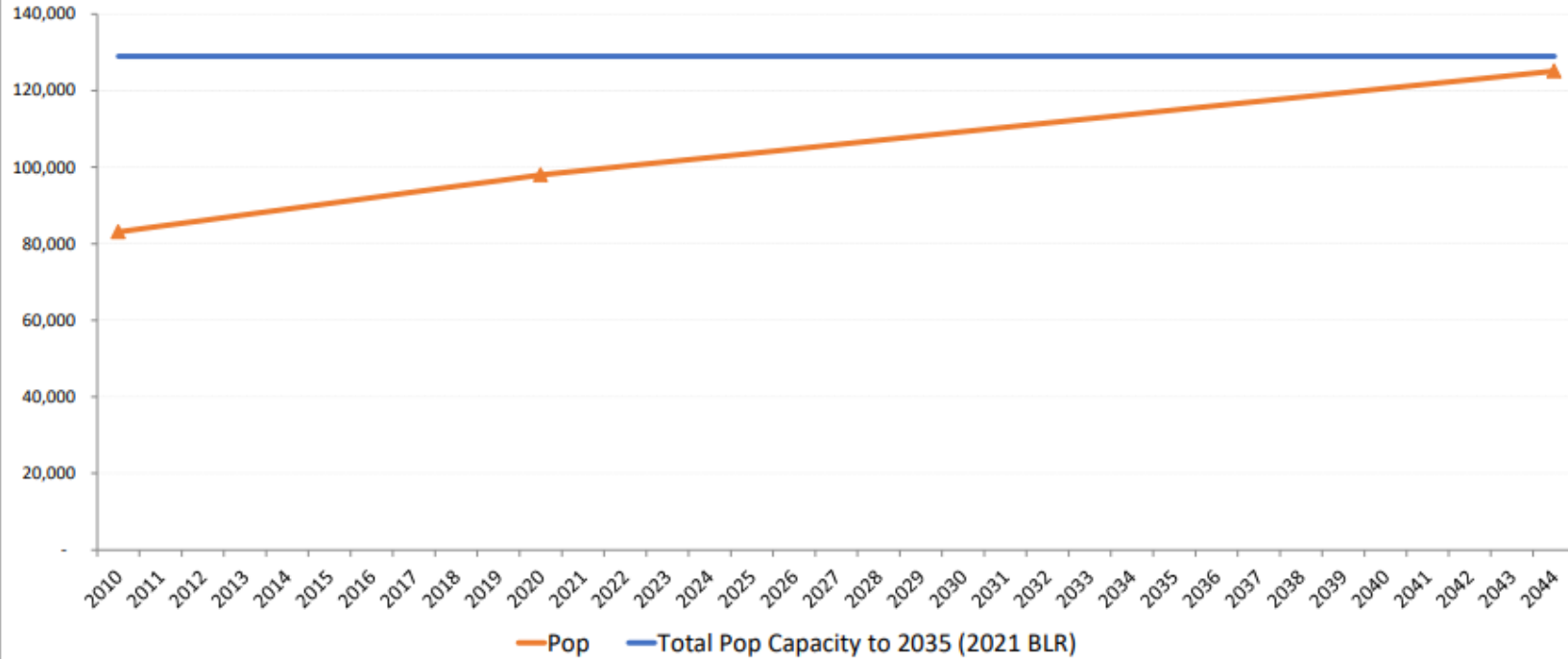
|                                 |                                 |
|---------------------------------|---------------------------------|
| 2011-2019<br>Annual Emp<br>Chng | 2019-2044<br>Annual Emp<br>Chng |
| 2,633                           | 2,055                           |

|                        | 2019-2044<br>Employment<br>Change | 2035 Emp Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|------------------------|-----------------------------------|-----------------------------------------------------|
| <b>HCT Communities</b> | <b>51,381</b>                     | <b>(6,707)</b>                                      |
| 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)



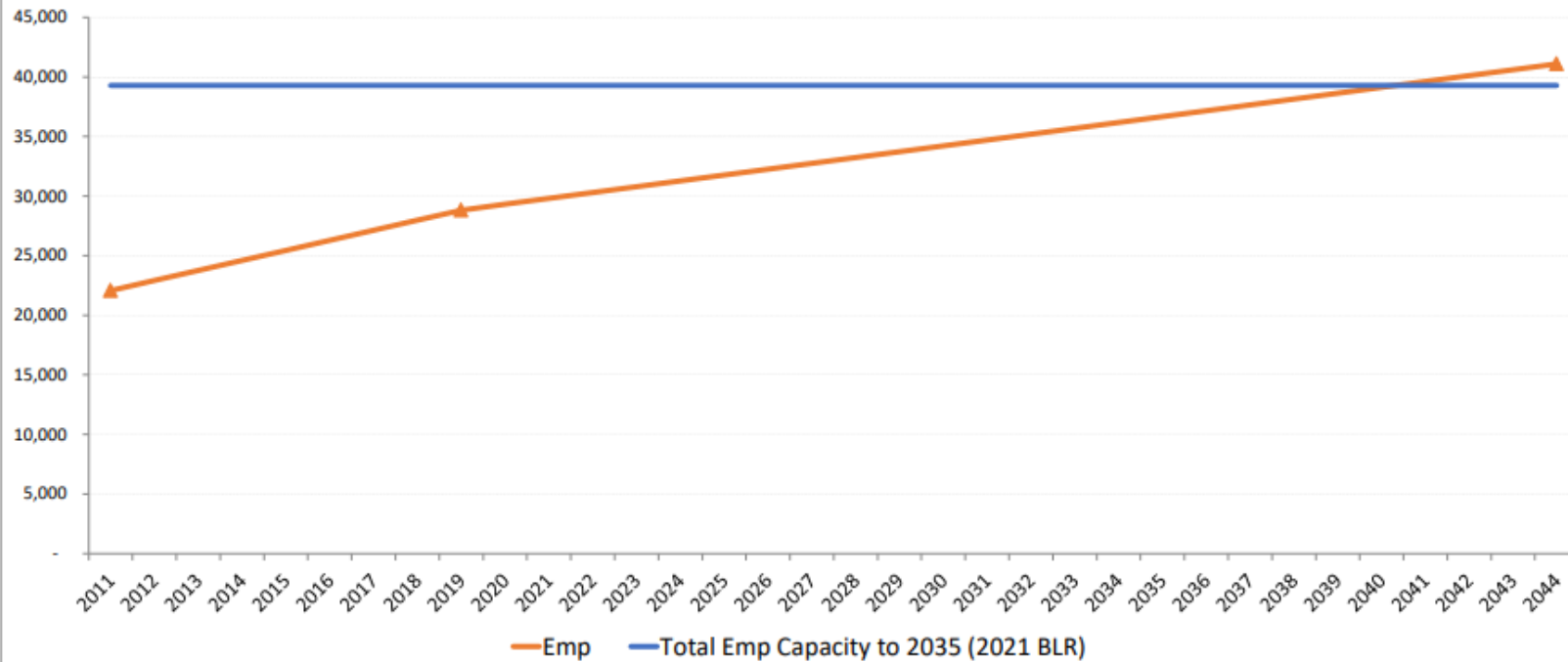
| 2010-2020<br>Annual Pop<br>Chng | 2020-2044<br>Annual Pop<br>Chng |
|---------------------------------|---------------------------------|
| 1,489                           | 1,130                           |

|                           | 2020-2044<br>Population<br>Change | 2035 Pop Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|---------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Cities &amp; Towns</b> | <b>27,129</b>                     | <b>3,873</b>                                        |
| 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)

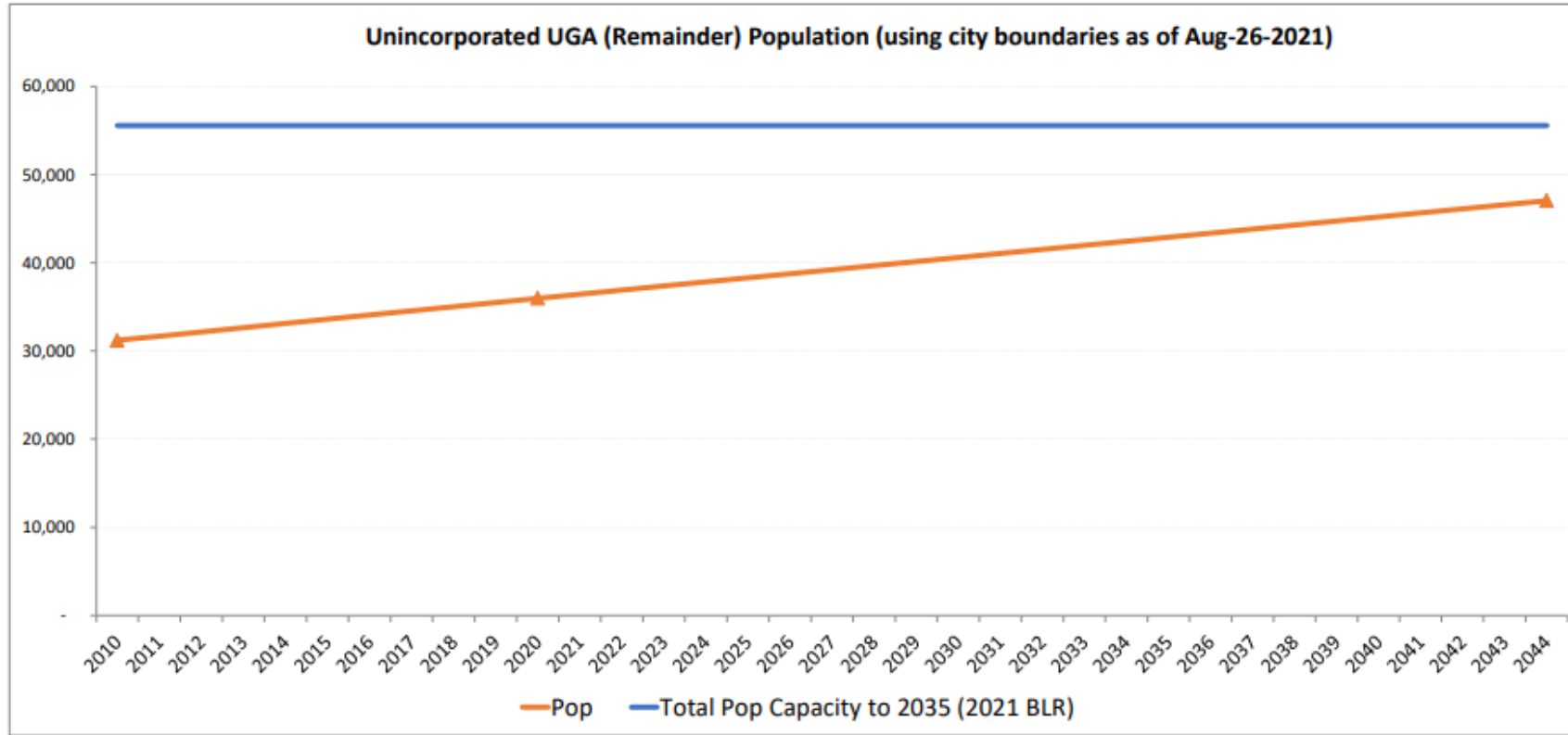


|                                 |                                 |
|---------------------------------|---------------------------------|
| 2011-2019<br>Annual Emp<br>Chng | 2019-2044<br>Annual Emp<br>Chng |
| 843                             | 491                             |

|                           | 2019-2044<br>Employment<br>Change | 2035 Emp Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|---------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Cities &amp; Towns</b> | <b>12,270</b>                     | <b>(1,807)</b>                                      |
| 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<br>Annual Pop<br>Chng | 2020-2044<br>Annual Pop<br>Chng |
|---------------------------------|---------------------------------|
| 478                             | 461                             |

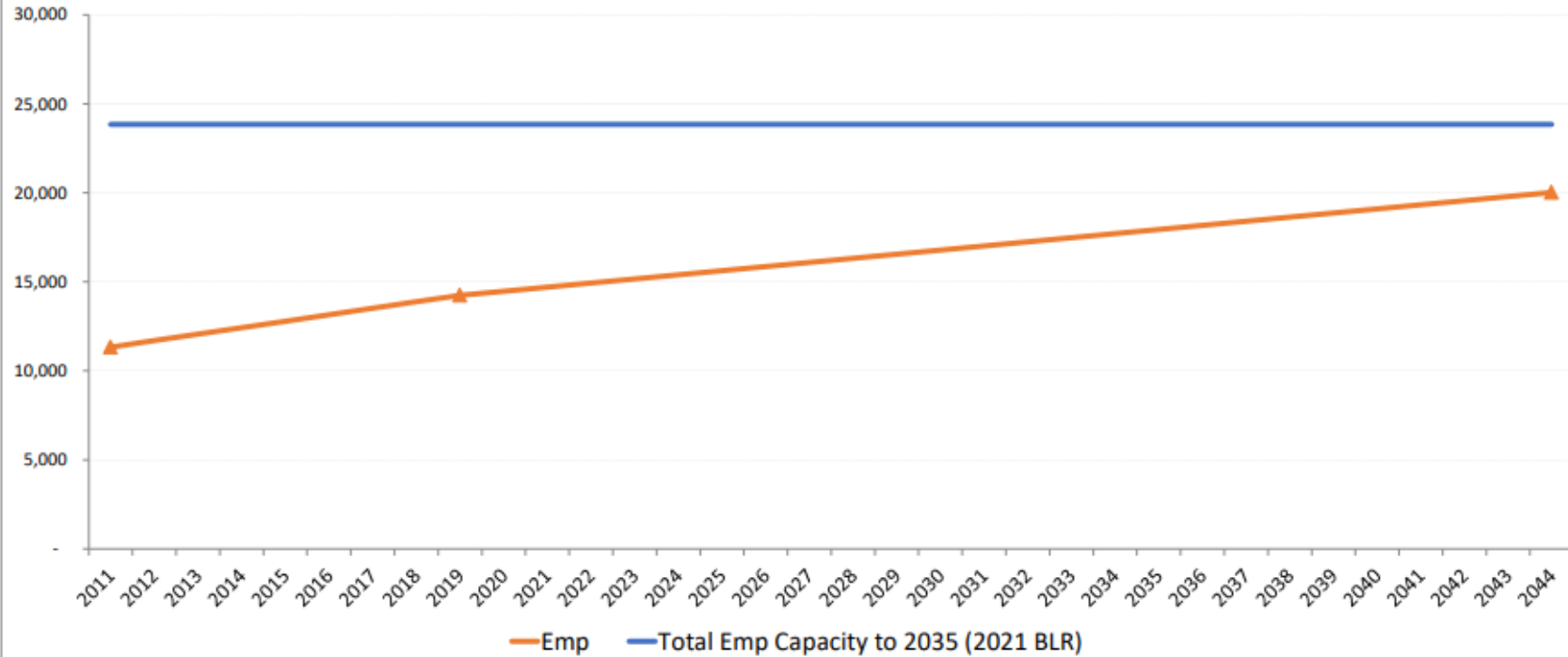
|                                   | 2020-2044<br>Population<br>Change | 2035 Pop Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|-----------------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Urban Unincorporated Areas</b> | <b>11,057</b>                     | <b>8,529</b>                                        |
| 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)



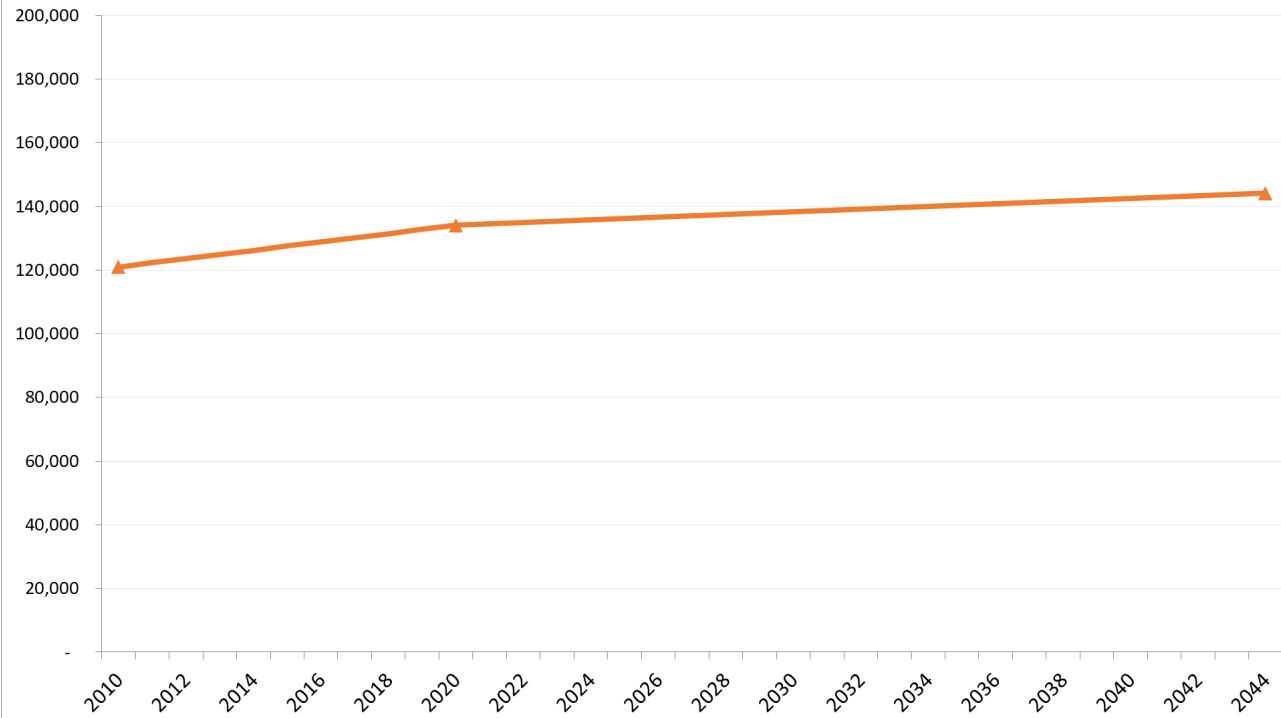
| 2011-2019<br>Annual Emp<br>Chng | 2019-2044<br>Annual Emp<br>Chng |
|---------------------------------|---------------------------------|
| 363                             | 231                             |

|                                   | 2019-2044<br>Employment<br>Change | 2035 Emp Capacity<br>Surplus/ Shortfall<br>@ 2044 * |
|-----------------------------------|-----------------------------------|-----------------------------------------------------|
| <b>Urban Unincorporated Areas</b> | <b>5,783</b>                      | <b>3,826</b>                                        |
| 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

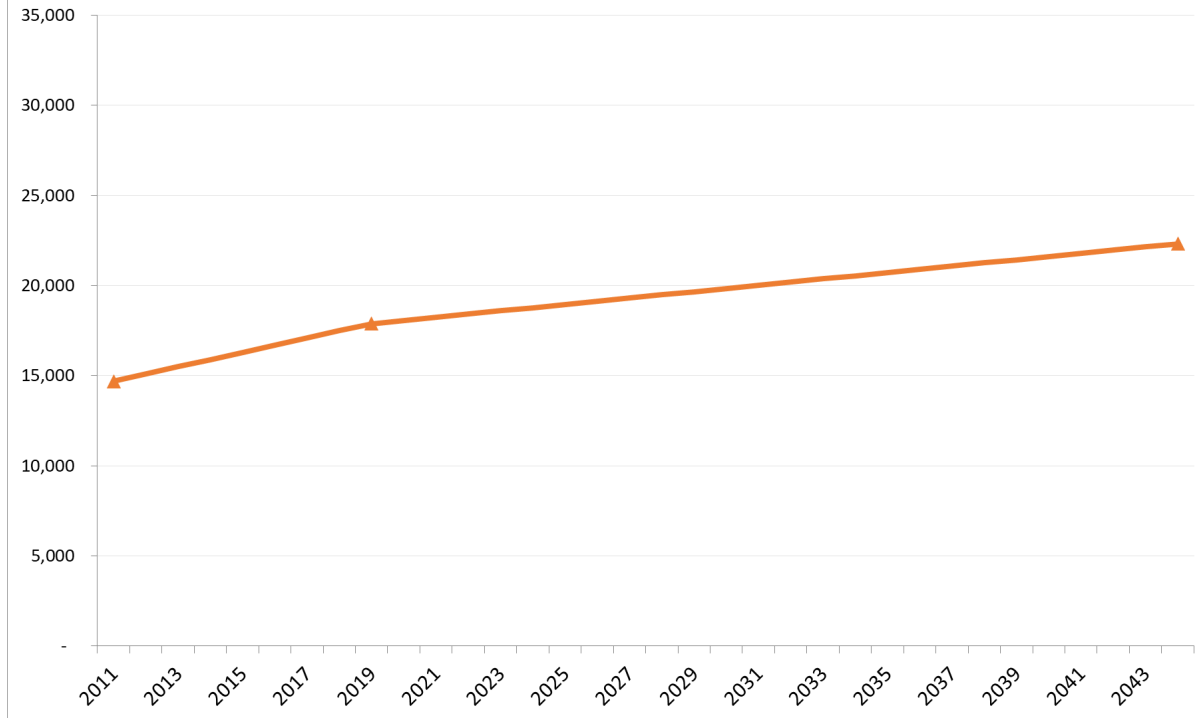
# Rural Unincorporated – Population & Employment

**Non-UGA (Rural/Resource) Population**



| 2010-2020<br>Annual Pop<br>Chng | 2020-2044<br>Annual Pop<br>Chng |
|---------------------------------|---------------------------------|
| 1,311                           | 419                             |

**Non-UGA (Rural/Resource) Employment**



| 2011-2019<br>Annual Emp<br>Chng | 2019-2044<br>Annual Emp<br>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](mailto:Steve.Toy@snoco.org)

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**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](mailto: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](mailto:Nate.Nehring@snoco.org)

---

**From:** Bill & Marilyn <[rockinw1@frontier.com](mailto:rockinw1@frontier.com)>  
**Sent:** Monday, January 17, 2022 12:48 PM  
**To:** Contact Council <[Contact.Council@co.snohomish.wa.us](mailto:Contact.Council@co.snohomish.wa.us)>; Eco, Debbie <[Debbie.Eco@snoco.org](mailto: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](mailto:rockinw1@frontier.com)