



CO00016503

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 06-116

RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING ORDINANCE NO. 93-004  
TO AMEND APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES TO INCLUDE  
THE 2025 RECONCILED GROWTH TARGETS PURSUANT TO THE SNOHOMISH COUNTY  
TOMORROW STEERING COMMITTEE RECOMMENDATION

WHEREAS, the Growth Management Act (GMA) at RCW 36.70A.110(2) requires that Snohomish County and its cities use the growth management population projection made for the county by the State Office of Financial Management (OFM) as the basis for urban growth area determination; and

WHEREAS, Countywide Planning Policy UG-2(a) requires that the cities and the county engage in the cooperative planning process of Snohomish County Tomorrow (SCT) in order to establish an initial subcounty allocation of projected growth for coordination of growth management plans; and

WHEREAS, OFM issued growth management population projections for Snohomish County in January 2002 that included a range for potential 2025 total county population from a low of 795,725 to a high of 1,062,903; and

WHEREAS, the SCT Steering Committee reviewed the September 24, 2003 recommendation of the SCT Planning Advisory Committee and recommended to the Snohomish County Council on October 22, 2003 an initial 2025 subcounty allocation of population and employment growth; and

WHEREAS, the Snohomish County Council considered the recommendation of the SCT Steering Committee and adopted Amended Ordinance No. 04-006 on February 11, 2004, amending Appendix B of the Countywide Planning Policies to include initial 2025 growth targets for cities, unincorporated urban growth areas, unincorporated municipal urban growth areas, and the rural/resource area; and

WHEREAS, the Snohomish County Council amended the Snohomish County GMA Comprehensive Plan, including growth targets for cities, unincorporated urban growth areas, unincorporated municipal urban growth areas and the rural/resource area, by adopting Amended Ordinance 05-069 on December 21, 2005; and

WHEREAS, not all of the growth targets adopted by the Snohomish County Council on December 21, 2005 were consistent with those adopted by Snohomish County cities in their local GMA comprehensive plans; and

WHEREAS, Countywide Planning Policy UG-2(b) requires that the cities and the county engage in a cooperative planning process of Snohomish County Tomorrow subsequent to the updating of local GMA comprehensive plans in order to review any potential growth target discrepancies and to establish a reconciled subcounty allocation of projected growth for coordination of growth management plans; and

AMENDED ORDINANCE NO. 06-116 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING ORDINANCE NO. 93-004 TO AMEND APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES TO INCLUDE THE 2025 RECONCILED GROWTH TARGETS PURSUANT TO THE SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE RECOMMENDATION

WHEREAS, the SCT Planning Advisory Committee, beginning in January 2006, conducted a technical review of the 2025 growth target preferences in updated local GMA plans and recommended by consensus on April 13, 2006 a reconciled 2025 population and employment growth target allocation to replace the initial 2025 targets currently contained in Appendix B of the Countywide Planning Policies; and

WHEREAS, the SCT Steering Committee on April 26, 2006 reviewed the Appendix B reconciled growth target amendments recommended by the PAC and accepted the PAC recommendation on May 24, 2006; and

WHEREAS, Countywide Planning Policy UG-2 requires that the Snohomish County Council consider the recommendation of the SCT Steering Committee and replace Appendix B of the Countywide Planning Policies with an updated 2025 population and employment allocation for cities, UGAs and rural areas; and

WHEREAS, Snohomish County adopted countywide planning policies in Ordinance No. 93-004 on February 4, 1993, and later amended those policies in Ordinance No. 94-002 on February 2, 1994; Amended Ordinance No. 95-005 on February 15, 1995; Ordinance No. 95-110 on December 20, 1995; Ordinance No. 98-054 on July 15, 1998; Amended Ordinance No. 99-120 on January 19, 2000; Amended Ordinance No. 99-121 on February 16, 2000; Amended Ordinance Nos. 03-071, 03-072 and 03-073 on July 9, 2003; Amended Ordinance No. 03-070 on December 10, 2003; Amended Ordinance No. 04-006 on February 11, 2004; and Amended Ordinance No. 04-007 on March 31, 2004; and

WHEREAS, the Snohomish County Council held a public hearing on December 11, 2006 continued to December 13 and 20, 2006 to consider the recommendation of the SCT Steering Committee to replace Appendix B of the Countywide Planning Policies with an updated 2025 population and employment allocation for cities, UGAs and rural areas;

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The county council makes the following findings:

- A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.
- B. The population and employment growth targets adopted by the county council on December 21, 2005 resulted in some inconsistencies between those growth targets adopted by the county council and those adopted by Snohomish County cities in their local GMA comprehensive plans.
- C. Portions of urban growth area expansions proposed as part of the GMA ten-year update for the cities of Gold Bar, Granite Falls and Sultan were remanded to the Snohomish County Planning Commission for further review on December 21, 2005 (Motion No. 05-601).
- D. The county council is responsible for allocating portions of the OFM population projection to the incorporated and unincorporated urban areas of the urban growth area.

AMENDED ORDINANCE NO. 06-116 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING ORDINANCE NO. 93-004 TO AMEND APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES TO INCLUDE THE 2025 RECONCILED GROWTH TARGETS PURSUANT TO THE SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE RECOMMENDATION

- E. The county council considered the recommendation of the SCT Steering Committee to replace Appendix B of the Countywide Planning Policies with an updated 2025 population and employment allocation for cities, UGAs and rural areas.
- F. The population growth target for the Southwest UGA and the countywide total population growth target each are increased by 582 consistent with Ordinance No. 06-053, which modified the Southwest UGA after the initial recommendations on growth target reconciliation were completed by staff and approved by the Snohomish County Tomorrow Planning Advisory Committee. The modification of the Southwest UGA was adopted as a result of settlement of litigation over the county's 2005 comprehensive plan amendments as part of the Ten Year Update required by RCW 36.70A.130(3), and the change in the population growth target is consistent with the methodology used for the 2005 comprehensive plan amendments.
- G. The following tables identify the inconsistencies between the growth targets adopted by the county council on December 21, 2005 and those adopted by Snohomish County cities in their local GMA comprehensive plans that were addressed during the reconciliation process outlined in Countywide Planning Policy UG-2. The comments column in each of the tables indicates whether a reconciled population and employment target affects Appendix B of the Countywide Planning Policies, Appendix D of the Snohomish County GMA Comprehensive Plan, or city planning documents.

Table 1: Reconciled 2025 Population Targets:						
Area	Initial CPP 2025 Population Targets	County Adopted 2025 Population Targets	City Adopted 2025 Population Targets	Reconciled CPP 2025 Population Targets	Difference: Reconciled - County Adopted	Comments
Arlington UGA	20,720	24,320	30,538	27,000	2,680	CPP Appendix B; GPP Appendix D; city planning documents
Arlington City	17,360	17,360		18,150	790	
Unincorporated	3,360	6,960		8,850	1,890	
Granite Falls UGA	6,970	6,100	6,970	6,970	870	GPP Appendix D (SCT recommended change contingent on City's completion of utilities and capital facility planning for remand)
Granite Falls City	4,770	4,770		4,770	-	
Unincorporated	2,200	1,330		2,200	870	
Marysville UGA	73,110	83,500	79,800	79,800	(3,700)	CPP Appendix B; GPP Appendix D
Marysville City	39,720	39,720		36,737	(2,983)	
Unincorporated	33,400	43,780		43,063	(717)	
Stanwood UGA	8,840	9,340	8,840	8,840	(500)	GPP Appendix D
Stanwood City	5,650	5,650		5,650	-	
Unincorporated	3,190	3,690		3,190	(500)	
Sultan UGA	11,119	10,840	11,119	11,119	279	GPP Appendix D (SCT recommended change contingent on City's completion of utilities and capital facility planning for remand)
Sultan City	8,190	8,190		8,190	(0)	
Unincorporated	2,929	2,650		2,929	279	
Lynnwood City	38,510	38,510	38,510	43,782	5,272	CPP Appendix B; GPP Appendix D; city planning documents (includes additional growth due to adopted City Center Plan and zoning)

AMENDED ORDINANCE NO. 06-116 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING ORDINANCE NO. 93-004 TO AMEND APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES TO INCLUDE THE 2025 RECONCILED GROWTH TARGETS PURSUANT TO THE SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE RECOMMENDATION

**Table 2: Reconciled 2025 Employment Targets:**

Area	Initial CPP 2025 Employment Targets	County Adopted 2025 Employment Targets	City Adopted 2025 Employment Targets	Reconciled CPP 2025 Employment Targets	Difference: Reconciled - County Adopted	Comments
Arlington UGA	14,730	15,360	14,800	15,360	-	CPP Appendix B; city planning documents
Arlington City	14,350	14,350		14,350	-	
Unincorporated	380	1,010		1,010	-	
Granite Falls UGA	2,200	2,200	2,100	2,200	-	City planning documents (SCT recommended change contingent on City's completion of utilities and capital facility planning for remand)
Granite Falls City	2,109	2,109		2,109	(0)	
Unincorporated	91	91		91	0	
Marysville UGA	17,230	19,285	25,000	24,008	4,723	CPP Appendix B; GPP Appendix D; city planning documents
Marysville City	12,260	12,260		16,851	4,591	
Unincorporated	4,970	7,025		7,157	132	
Snohomish UGA	6,410	6,410	6,730	6,730	320	CPP Appendix B; GPP Appendix D
Snohomish City	4,900	4,900		4,900	-	
Unincorporated	1,510	1,510		1,830	320	
Sultan UGA	3,561	1,220	3,561	2,000	780	GPP Appendix D (SCT recommended change contingent on City's completion of utilities and capital facility planning for remand)
Sultan City	3,119	1,190		1,970	780	
Unincorporated	442	30		30	-	
Lynnwood City	31,350	31,350	31,350	38,550	7,200	CPP Appendix B; GPP Appendix D; city planning documents (includes additional growth due to adopted City Center Plan and zoning)

AMENDED ORDINANCE NO. 06-116 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING ORDINANCE NO. 93-004 TO AMEND APPENDIX B OF THE COUNTY WIDE PLANNING POLICIES TO INCLUDE THE 2025 RECONCILED GROWTH TARGETS PURSUANT TO THE SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE RECOMMENDATION

- H. The proposed amendments to Appendix B decrease the 2025 population target for the Gold Bar UGA by 500 to 3,500. This population growth target remains inconsistent with City of Gold Bar planning documents. The City of Gold Bar adopted its population growth target based on future expansion of its UGA. However, the City cannot currently provide urban utilities to support a UGA expansion, nor has the City identified future plans or financial ability to develop a sanitary sewer system. Existing residential development is serviced by septic systems, which is not characteristic of urban growth. The addition of unincorporated land to a UGA can occur only if such territory is characterized by urban growth or is adjacent to territory characterized by urban growth. RCW 36.70A.110(1). Due to the absence of urban infrastructure or any GMA comprehensive plan to provide such services within the current or proposed UGA boundaries, the City of Gold Bar cannot meet the criteria for a UGA expansion. In addition, the projected net residential density for the proposed expansion area for the City of Gold Bar is 3.32 dwelling units per acre, which does not achieve urban density.
- I. The City of Brier has not updated its local comprehensive plan, which has a planning horizon of 2012. The growth targets adopted by the county council on December 21, 2005 are for the 2025 planning horizon. The differences between county and City of Brier growth targets reflect the difference in planning horizons.
- J. Snohomish County Tomorrow recommended that the initial 2025 unincorporated MUGA targets currently shown in Appendix B be replaced with unincorporated MUGA targets that are based on the plan designations and zoning adopted by the County Council on December 21, 2005 for unincorporated areas within the SW UGA. The reconciled unincorporated 2025 MUGA targets are therefore identical to those adopted by the County Council in Appendix D of the Snohomish County GMA Comprehensive Plan on December 21, 2005.
- K. The county performed the following environmental review of the amendments to Appendix B:
1. Alternatives for the remand cities (Granite Falls, and Sultan) were considered in Addendum No. 3 to the Snohomish County GMACP 10-Year Update EIS, issued on September 8, 2006, and in the draft supplemental environmental impact statement (DSEIS) to the EIS for the 2005 Snohomish County GMACP 10-Year Update, issued September 8, 2006.
  2. Amendments to the growth targets for the cities of Arlington, Lynnwood Marysville, and Snohomish were analyzed in Addendum No. 5 to the Snohomish County GMACP 10-Year Update EIS, issued on December 4, 2006. This addendum adds information and analysis of previously identified significant impacts and alternatives to the EIS issued for the county's GMACP 10-Year Update. The information in this addendum expands on previously identified alternatives, but does not substantially change the analysis of significant impacts and alternatives analyzed in the EIS. No additional significant impacts beyond those identified in the original EIS are expected to occur.
  3. The remaining amendments to Appendix B were within the range of alternatives evaluated in the draft environmental impact statement (DEIS) issued on May 5, 2004, and the final environmental impact statement (FEIS)

issued on December 13, 2005, for the Snohomish County GMACP 10-Year Update.

**Section 2.** The county council makes the following conclusions regarding the amendments to Appendix B of the Countywide Planning Policies adopted by this ordinance:

- A. The amendments are consistent with the projected growth for the succeeding 20-year period, as required by RCW 36.70A.110(2).
- B. The State Environmental Policy Act (SEPA) requirements with respect to this proposed action have been satisfied by the following documents:
  - 1. The draft environmental impact statement (DEIS) issued on May 5, 2004, and the final environmental impact statement (FEIS) issued on December 13, 2005, for the Snohomish County GMACP 10-Year Update; and
  - 2. Addendum No. 3 to the Snohomish County GMACP 10-Year Update EIS, issued on September 8, 2006; and
  - 3. The draft supplemental environmental impact statement (DSEIS) to the EIS for the 2005 Snohomish County GMACP 10-Year Update, issued September 8, 2006; and
  - 4. Addendum No. 5 to the Snohomish County GMACP 10-Year Update EIS, issued on December 4, 2006.
- C. The amendments satisfy the procedural and substantive requirements of and are consistent with the GMA.
- D. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.

**Section 3.** Section 1 of Ordinance 93-004, adopted February 4, 1993 and last amended by Amended Ordinance No. 04-007 on March 31, 2004, and the document entitled "County-Wide Planning Policies for Snohomish County," dated February 4, 1993, are both amended by adding the following amendments to Appendix B, attached hereto as Exhibit 1 and incorporated by reference herein as if set forth in full.

**Section 4.** The county council directs the code revisor to update SCC 30.10.050 pursuant to the authority in SCC 1.02.020(3) upon adoption of this ordinance.

**Section 5.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.





**Exhibit 1**  
**Amended Ordinance No. 06-116**  
**Countywide Planning Policies**  
**Appendix B Amendments**

AMENDED ORDINANCE NO. 06-116 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING ORDINANCE NO. 93-004 TO AMEND APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES TO INCLUDE THE 2025 RECONCILED GROWTH TARGETS PURSUANT TO THE SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE RECOMMENDATION

**APPENDIX B, Table 1 - Reconciled 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area  
Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006), as  
Modified and Adopted by the Snohomish County Council on December 20, 2006**

Area	2002 Estimated Population	Reconciled CPP 2025 Population Targets	2002 - 2025 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	134,101	226,794	92,693	29.9%
Arlington UGA	13,920	27,000	13,080	4.2%
Arlington City	13,280	18,150	4,870	1.6%
Unincorporated	640	8,850	8,210	2.6%
Darrington UGA	1,468	2,125	657	0.2%
Darrington Town	1,335	1,910	575	0.2%
Unincorporated	133	215	82	0.0%
Gold Bar UGA	2,817	3,500	683	0.2%
Gold Bar City	2,055	2,497	442	0.1%
Unincorporated	762	1,003	241	0.1%
Granite Falls UGA	2,909	6,970	4,061	1.3%
Granite Falls City	2,760	4,770	2,010	0.6%
Unincorporated	149	2,200	2,051	0.7%
Index UGA (incorporated)	160	190	30	0.0%
Lake Stevens UGA	26,828	46,125	19,297	6.2%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	5.7%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	79,800	28,972	9.3%
Marysville City	27,580	36,737	9,157	2.9%
Unincorporated	23,248	43,063	19,815	6.4%
Monroe UGA	16,240	26,590	10,350	3.3%
Monroe City	14,670	20,540	5,870	1.9%
Unincorporated	1,570	6,050	4,480	1.4%
Snohomish UGA	10,194	14,535	4,341	1.4%
Snohomish City	8,575	9,981	1,406	0.5%
Unincorporated	1,619	4,554	2,935	0.9%
Stanwood UGA	4,479	8,840	4,361	1.4%
Stanwood City	4,085	5,650	1,565	0.5%
Unincorporated	394	3,190	2,796	0.9%
Sultan UGA	4,258	11,119	6,861	2.2%
Sultan City	3,910	8,190	4,280	1.4%
Unincorporated	348	2,929	2,581	0.8%
<b>S.W. County UGA</b>	380,579	533,125	152,546	49.1%
Incorporated S.W.	242,490	303,227	60,737	19.6%
Bothell City (part)	14,490	22,000	7,510	2.4%
Brier City	6,445	7,790	1,345	0.4%
Edmonds City	39,460	44,880	5,420	1.7%
Everett City	96,070	123,060	26,990	8.7%
Lynnwood City	33,990	43,782	9,792	3.2%
Mill Creek City	12,055	16,089	4,034	1.3%
Mtlake Terrace City	20,470	22,456	1,986	0.6%
Mukilteo City	18,520	22,000	3,480	1.1%
Woodway Town	980	1,170	180	0.1%
Unincorporated S.W.	138,089	229,898	91,809	29.6%
<b>UGA Total</b>	514,680	759,919	245,239	79.0%
City Total	327,540	420,202	92,662	29.8%
Unincorporated UGA Total	187,140	339,717	152,577	49.1%
FCC Population Reserve *	NA	15,000	15,000	4.8%
TDR Population Reserve	NA	4,900	4,900	1.6%
<b>Potential UGA total</b>	514,680	779,819	265,139	85.4%
<b>Non-UGA Total (Rural Unincorporated)</b>	113,320	158,615	45,295	14.6%
<b>County Total</b>	628,000	938,434	310,434	100.0%

FCC = Fully Contained Community; TDR = Transfer of Development Rights; NA = Not applicable.

\* -- The portion of the 2025 countywide population projection reserved for potential FCCs. The portion of the population reserve associated with an approved FCC becomes part of the urban growth allocation [RCW 36.70A.350(2)].

**APPENDIX B, Table 2 - Reconciled 2025 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006.**

Area	2002 Estimated Employment	Reconciled CPP 2025 Employment Targets	2002 - 2025 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	43,105	80,628	37,523	26.0%
Arlington UGA	8,103	15,360	7,257	5.0%
Arlington City	7,928	14,350	6,422	4.4%
Unincorporated	175	1,010	835	0.6%
Darrington UGA	371	535	164	0.1%
Darrington Town	371	415	44	0.0%
Unincorporated	-	115	115	0.1%
Gold Bar UGA	175	210	35	0.0%
Gold Bar City	172	210	38	0.0%
Unincorporated	2	-	(2)	0.0%
Granite Falls UGA	802	2,200	1,398	1.0%
Granite Falls City	802	2,109	1,307	0.9%
Unincorporated	-	91	91	0.1%
Index UGA (incorporated)	44	70	26	0.0%
Lake Stevens UGA	3,799	6,615	2,816	1.9%
Lake Stevens City	1,164	1,805	641	0.4%
Unincorporated	2,636	4,810	2,174	1.5%
Maltby UGA (unincorporated)	2,107	4,960	2,853	2.0%
Marysville UGA	11,292	24,008	12,716	8.8%
Marysville City	9,369	16,851	7,482	5.2%
Unincorporated	1,923	7,157	5,234	3.6%
Monroe UGA	7,627	12,390	4,763	3.3%
Monroe City	7,506	11,800	4,294	3.0%
Unincorporated	121	590	469	0.3%
Snohomish UGA	4,842	6,730	1,888	1.3%
Snohomish City	4,015	4,900	885	0.6%
Unincorporated	827	1,830	1,003	0.7%
Stanwood UGA	3,081	5,550	2,469	1.7%
Stanwood City	2,856	4,790	1,934	1.3%
Unincorporated	225	760	535	0.4%
Sultan UGA	860	2,000	1,140	0.8%
Sultan City	843	1,970	1,127	0.8%
Unincorporated	18	30	12	0.0%
<b>S.W. County UGA</b>	163,204	259,577	96,373	66.7%
Incorporated S.W.	142,477	219,473	76,996	53.3%
Bothell City (part)	11,247	15,840	4,593	3.2%
Brier City	300	430	130	0.1%
Edmonds City	10,300	12,190	1,890	1.3%
Everett City	80,493	130,340	49,847	34.5%
Lynnwood City	22,876	38,550	15,674	10.8%
Mill Creek City	2,890	4,544	1,654	1.1%
Mtlake Terrace City	7,869	8,039	170	0.1%
Mukilteo City	6,449	9,450	3,001	2.1%
Woodway Town	53	90	37	0.0%
Unincorporated S.W.	20,727	40,104	19,377	13.4%
<b>UGA Total</b>	206,309	340,205	133,896	92.7%
City Total	177,548	278,743	101,195	70.0%
Unincorporated UGA Total	28,761	61,462	32,701	22.6%
<b>Non-UGA Total *</b> (Rural Unincorporated)	7,566	18,150	10,584	7.3%
<b>County Total</b>	213,875	358,355	144,480	100.0%

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.

\* -- Non-UGA total includes employment forecast information provided by Tulalip Tribes to the year 2020, extrapolated by to 2025 by Snohomish County Tomorrow. Assumes a total of 12,300 jobs on Tulalip Reservation by 2025 (up from 2,680 total jobs in 2000).

**APPENDIX B, Table 3 - Reconciled 2025 Population Growth Targets for Unincorporated MUGAs Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006), as Modified and Adopted by the Snohomish County Council on December 20, 2006.**

<b>Unincorporated MUGAs within SW UGA:</b>	<b>2002 Estimated Population</b>	<b>2025 Population Target</b>	<b>2002-2025 Numeric Change</b>
Bothell	16,121	29,565	13,444
Brier	2,157	3,295	1,138
Edmonds	3,516	4,466	950
Everett	36,205	50,210	14,005
Lynnwood	19,758	34,335	14,577
Mill Creek	28,529	56,232	27,703
Mountlake Terrace	82	105	23
Mukilteo	10,662	14,910	4,248
Paine Field	324	-	(324)
Woodway	-	170	170
<u>Overlap area:</u>			
Larch Way (between Mill Creek & Lynnwood)	2,119	4,390	2,271
<u>Gaps:</u>			
Lake Stickney	4,115	10,820	6,705
Norma Beach	2,826	3,320	494
Silver Firs	11,675	18,080	6,405
<b>Unincorporated MUGA total</b>	<b>138,089</b>	<b>229,898</b>	<b>91,809</b>

Unincorporated MUGAs were defined using April 2002 city boundaries.  
 The portion of the unincorporated SW UGA north of the City of Everett is not included within a MUGA.  
 MUGA = Municipal Urban Growth Area

**APPENDIX B, Table 4 - Reconciled 2025 Employment Growth Targets for Unincorporated MUGAs Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006.**

Unincorporated MUGAs within SW UGA:	2002 Estimated Employment	2025 Employment Target	2002-2025 Numeric Change
Bothell	752	1,540	788
Brier	117	134	17
Edmonds	199	414	215
Everett	5,190	6,520	1,330
Lynnwood	2,347	5,400	3,053
Mill Creek	2,888	4,375	1,487
Mountlake Terrace	18	20	2
Mukilteo	2,807	5,080	2,273
Paine Field	3,730	8,847	5,117
Woodway	13	620	607
<u>Overlap area:</u>			
Larch Way (between Mill Creek & Lynnwood)	1,486	1,955	469
<u>Gaps:</u>			
Lake Stickney	620	660	40
Norma Beach	90	90	-
Silver Firs	473	3,424	2,951
<b>Unincorporated MUGA total</b>	<b>20,730</b>	<b>39,079</b>	<b>18,349</b>

Unincorporated MUGAs were defined using April 2002 city boundaries.  
 The portion of the unincorporated SW UGA north of the City of Everett is not included within a MUGA.  
 MUGA = Municipal Urban Growth Area

## APPENDIX B

### Technical Notes to Accompany ~~Initial~~ Reconciled 2025 Population and Employment Growth Targets

Countywide Planning Policy UG-2 calls for the use of the Puget Sound Regional Council's (PSRC) population and employment forecasts at the forecast analysis zone (FAZ) level as a starting point for allocating the Office of Financial Management (OFM) forecast to subareas (cities, UGAs and the rural/resources area) within the County.

The new OFM forecasts for Snohomish County, released early in 2002, included a countywide low population forecast (795,725) and a high population forecast (1,062,903) for the year 2025. ~~For~~ During the upcoming-10-year comprehensive plan updates, jurisdictions in Snohomish County ~~are~~ were collectively required under the GMA to plan for the accommodation of population growth that falls somewhere between the low and high extremes. Given the magnitude of the difference between population under the low and high alternatives (i.e., more than a quarter million population difference between the two), the SCT Planning Advisory Committee (PAC) recommended that a smaller range around the intermediate (or "most likely") OFM population forecast for Snohomish County (929,314) be used as the basis for development of the subcounty low-high growth ranges. For purposes of the developing the draft initial growth target ranges for cities and UGAs, half of the OFM low-high population growth range for 2025 (centered on the intermediate forecast) was used as a countywide control total, resulting in a low population for 2025 of 862,500 and a high population for 2025 of 996,200.

During the fall of 2002, the PSRC began development of updated population and employment forecasts at the FAZ level for the years 2010, 2020 and 2030, using recently obtained information from the Census 2000 and other sources. The PAC reviewed and commented on these forecasts as they were developed during the fall. Official "working draft" forecasts were released by the PSRC on December 18, 2002 and were used by the PAC to develop the draft initial growth target ranges.

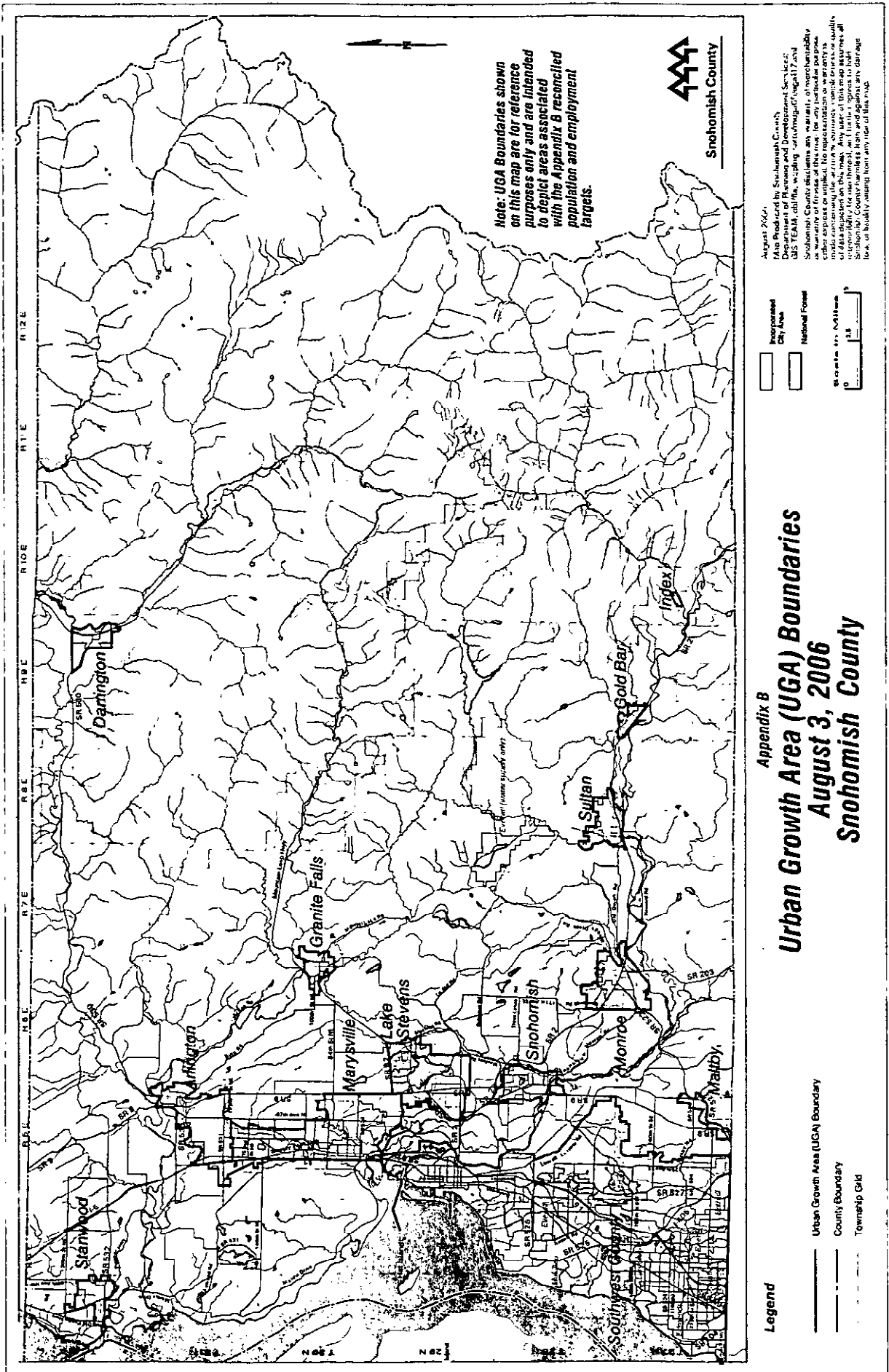
The PSRC FAZ population and employment forecasts were used to develop the draft initial city and UGA growth target ranges in the following way. The PSRC total population forecasts for Snohomish County for the years 2020 and 2030 were interpolated to arrive at a 2025 population forecast of 922,677. Growth to the year 2025 for each FAZ was also interpolated using the individual FAZ-level 2020 and 2030 forecasts. A relationship between FAZ and city/UGA geography was established to determine the 2025 forecasts by cities and UGAs. For those FAZs split by city or UGA boundaries, the relative share of year 2000 population and employment located within the incorporated or UGA portion of the FAZ was used to help develop the 2025 jurisdictional or UGA forecasts.

In order to develop growth target ranges that matched the narrower SCT low-to-high countywide population range for 2025 described above, PSRC forecasted growth to 2025 was adjusted downwards by 19% for the low population target and upwards by 23% for the high population target. The same percentage adjustments were used to develop the low-high employment ranges for 2025.

The PAC sent out the draft initial 2025 target ranges for jurisdictional review on January 9, 2003. The PAC began reviewing city feedback on specific target preferences in April and continued to receive and review local feedback throughout the summer. Summing the initial preferences indicated by jurisdictions results in a total countywide population of 899,200 for 2025. These initial targets represented a commitment among jurisdictions in Snohomish County to evaluate plan updates over during the next subsequent two years that will would allow for accommodation of this amount of countywide population growth -- well within the 795,700 (low) and 1,062,900 (high) OFM population forecast range required by the GMA.

Countywide Planning Policy UG-2b calls for a process involving Snohomish County Tomorrow to reconcile any city vs. county differences in adopted growth targets following local 10-year plan updates. Work at SCT to resolve differences in locally adopted growth targets began at the SCT Planning Advisory Committee meeting in January 2006. The PAC recommended a reconciled 2025 population and employment growth target allocation on April 13, 2006. The SCT Steering Committee reviewed the PAC's recommendation on April 26, 2006 and approved it for transmittal to the Snohomish County Council at their meeting on May 24, 2006. Any differences between these initial targets and subsequently adopted growth targets in updated local plans will be reconciled during the SCT target reconciliation process, concluding with the adoption of final 2025 targets in the CPPs expected during 2005-06.

Note that for all tables in Appendix B, estimates and forecasts for incorporated and unincorporated areas were developed using constant city boundaries (as of April 1, 2002) over time.







<b>APPENDIX B - Initial 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee (Sept. 18, 2003) and SCT Steering Committee (Oct. 22, 2003). Amended for FCC Population Reserve by County Council (Feb. 11, 2004).</b>					
Area	2002 Estimated Population	City/County Initial 2025 Population Targets	2002 - 2025 Population Growth		
			Amount	Pct of Total County Growth	
<b>Non-S.W. County UGA</b>	134,101	208,324	74,223	28.93%	
Arlington UGA	13,920	20,720	6,800	2.38%	
Arlington City	13,280	17,380	4,080	1.43%	
Unincorporated	840	3,360	2,720	0.95%	
Darrington UGA	1,468	2,125	657	0.23%	
Darrington Town	1,335	1,910	575	0.20%	
Unincorporated	133	215	82	0.03%	
Gold Bar UGA	2,817	4,000	1,183	0.41%	
Gold Bar City	2,055	2,897	842	0.29%	
Unincorporated	762	1,103	341	0.12%	
Grange Falls UGA	2,809	4,970	4,061	1.42%	
Grange Falls City	2,760	4,770	2,010	0.70%	
Unincorporated	149	2,200	2,051	0.72%	
Index UGA (Incorporated)	160	190	30	0.01%	
Lake Stevens UGA	26,828	40,125	13,297	4.65%	
Lake Stevens City	6,840	8,360	1,720	0.60%	
Unincorporated	20,188	31,765	11,577	4.04%	
Marysville UGA	50,828	73,110	22,282	7.78%	
Marysville City	27,580	39,720	12,140	4.24%	
Unincorporated	23,248	33,400	10,152	3.55%	
Monroe UGA	16,240	26,590	10,350	3.62%	
Monroe City	14,670	20,540	5,870	2.05%	
Unincorporated	1,570	6,050	4,480	1.57%	
Snohomish UGA	10,194	14,535	4,341	1.52%	
Snohomish City	8,575	9,981	1,406	0.49%	
Unincorporated	1,619	4,554	2,935	1.03%	
Stanwood UGA	4,479	8,840	4,361	1.52%	
Stanwood City	4,085	5,650	1,565	0.55%	
Unincorporated	394	3,190	2,796	0.98%	
Sultan UGA	4,258	11,119	6,861	2.40%	
Sultan City	3,910	8,190	4,280	1.50%	
Unincorporated	348	2,929	2,581	0.90%	
<b>S.W. County UGA</b>	380,579	523,800	143,221	50.04%	
Incorporated S.W.	242,490	297,955	55,465	19.38%	
Bothell City (part)	14,490	22,000	7,510	2.62%	
Brier City	6,445	7,790	1,345	0.47%	
Edmonds City	39,460	44,880	5,420	1.89%	
Everett City	96,070	123,060	26,990	9.43%	
Lynnwood City	33,890	38,510	4,520	1.58%	
Mill Creek City	12,055	16,089	4,034	1.41%	
Mtlake Terrace City	20,470	22,456	1,986	0.69%	
Mukilteo City	18,520	22,000	3,480	1.22%	
Woodway Town	990	1,170	180	0.06%	
Unincorporated S.W.	138,089	225,845	87,756	30.66%	
<b>UGA Total</b>	514,680	732,124	217,444	75.97%	
City Total	327,540	417,523	89,983	31.44%	
Unincorporated UGA Total	187,140	314,601	127,461	44.53%	
<b>FCC Population Reserve *</b>	NA	15,000	15,000	5.24%	
<b>Potential UGA Total w/ FCC Pop Reserve</b>		747,124	232,444	81.21%	
<b>Non-UGA Total (Rural Unincorporated)</b>	113,320	167,115	53,795	18.79%	
<b>County Total</b>	628,000	914,239	286,239	100.00%	

NOTES: Detail may not add due to rounding. FCC = Fully Contained Community. NA = Not applicable.  
 \* - The portion of the 2025 countywide population projection reserved for potential FCCs. If approved on a project-by project basis, the portion of the population reserve associated with the approved FCC becomes part of the urban growth allocation (RCW 36.70A.350(2)).

APPENDIX B - Initial 2025 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee (Sept. 18, 2003) and SCT Steering Committee (Oct. 22, 2003)				
Area	2000 Estimated Employment	City/County Initial 2025 Employment Targets	2000 - 2025 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	43,269	69,436	26,167	21.62%
Arlington UGA	9,428	14,730	5,302	4.38%
Arlington City	9,208	14,350	5,142	4.25%
Unincorporated	220	380	160	0.13%
Darrington UGA	609	535	(74)	-0.06%
Darrington Town	475	415	(60)	-0.05%
Unincorporated	135	115	(20)	-0.02%
Gold Bar UGA	149	210	61	0.05%
Gold Bar City	149	210	61	0.05%
Unincorporated	-	-	-	0.00%
Granite Falls UGA	805	2,200	1,395	1.15%
Granite Falls City	771	2,109	1,338	1.11%
Unincorporated	34	91	57	0.05%
Index UGA (incorporated)	49	70	21	0.02%
Lake Stevens UGA	3,625	5,550	2,925	2.42%
Lake Stevens City	999	1,805	806	0.67%
Unincorporated	2,626	4,745	2,119	1.75%
Maltby UGA (unincorporated)	1,677	3,745	2,068	1.71%
Marysville UGA	10,539	17,230	6,691	5.63%
Marysville City	8,583	12,260	3,677	3.04%
Unincorporated	1,956	4,970	3,014	2.49%
Monroe UGA	7,630	12,390	4,760	3.93%
Monroe City	7,225	11,800	4,575	3.78%
Unincorporated	405	590	185	0.15%
Snohomish UGA	4,673	6,410	1,537	1.27%
Snohomish City	4,132	4,900	768	0.63%
Unincorporated	741	1,510	769	0.64%
Starwood UGA	2,973	5,550	2,577	2.13%
Starwood City	2,587	4,790	2,223	1.84%
Unincorporated	408	760	354	0.29%
Sultan UGA	912	3,561	2,649	2.19%
Sultan City	799	3,119	2,320	1.92%
Unincorporated	113	442	329	0.27%
<b>S.W. County UGA</b>	167,013	250,863	83,850	69.28%
Incorporated S.W.	143,191	212,273	69,082	57.07%
Bothell City (part)	10,150	15,840	5,690	4.70%
Brier City	326	430	104	0.09%
Edmonds City	10,322	12,190	1,868	1.54%
Everett City	81,117	130,340	49,223	40.67%
Lynnwood City	24,493	31,350	6,857	5.67%
Mill Creek City	2,808	4,544	1,736	1.43%
Milake Terrace City	7,127	8,039	912	0.75%
Mukilteo City	6,779	9,450	2,671	2.21%
Woodway Town	69	90	21	0.02%
Unincorporated S.W.	23,822	38,590	14,768	12.20%
<b>UGA Total</b>	210,282	320,299	110,017	90.89%
City Total	178,148	268,101	89,954	74.32%
Unincorporated UGA Total	32,135	52,198	20,063	16.58%
<b>Non-UGA Total (Rural Unincorporated)</b>	7,128	18,150 /1	11,022	9.11%
<b>County Total</b>	217,410	338,449	121,039	100.00%

NOTES: 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. Detail may not add due to rounding.  
/1 - Includes employment forecast information provided by Tulalip Tribes to the year 2020, extrapolated by SCT to 2025.  
Assumes a total of 12,300 jobs on Tulalip Reservation by 2025 (up from 2,680 total jobs in 2000).

**APPENDIX B - Initial 2025 Population Growth Targets for MUGA Analysis Areas  
Recommended by the SCT Planning Advisory Committee (Sept. 18, 2003) and SCT  
Steering Committee (Oct. 22, 2003)**

**Population**

Unincorporated Areas within SW UGA:	2000	2025	
		Initial Targets	2000-2025 Change
Bothell	15,420	28,385	12,965
Brier	2,090	3,295	1,205
Edmonds	3,500	3,965	465
Everett - Total	37,570	66,030	28,460
Everett - City Proposed Boundary	34,470	58,210	23,740
Stickney Lake Gap Area	3,100	7,820	4,720
Lynnwood /1	21,470	38,355	16,885
Mill Creek - Total	28,360	56,215	27,855
Mill Creek - Without Overlap	26,450	52,810	26,360
Mill Creek/Lynnwood Overlap	1,910	3,405	1,495
Mountlake Terrace	80	105	25
Mukilteo - Total	10,310	14,410	4,100
Mukilteo - Without Overlap	8,430	10,985	2,555
Everett/Mukilteo Overlap /2	1,880	3,425	1,545
Silver Firs	10,870	15,080	4,210
<b>Total Unincorporated SW UGA</b>	<b>129,670</b>	<b>225,840</b>	<b>96,170</b>

NOTES: Detail may not add due to rounding.

Year 2000 population is provided for unincorporated areas using current city boundaries.

/1 - Includes new gap area which arose after the draft initial 2025 growth targets were released by the SCT PAC on January 9, 2003.

/2 - Former overlap area between Everett and Mukilteo which existed when the draft initial 2025 growth targets were released by the SCT PAC on January 9, 2003. Since that time, the two cities have resolved the overlap issue by assigning the area to Mukilteo.

**APPENDIX B - Initial 2025 Employment Growth Targets for MUGA Analysis Areas Recommended by the SCT Planning Advisory Committee (Sept. 18, 2003) and SCT Steering Committee (Oct. 22, 2003)**

**Employment**

<b>Unincorporated Areas within SW UGA:</b>	<b>2000</b>	<b>2025 Initial Targets</b>	<b>2000-2025 Change</b>
Bothell	1,950	2,790	840
Brier	90	165	75
Edmonds	380	515	135
Everett - Total	5,510	9,530	4,020
Everett - City Proposed Boundary	5,030	8,720	3,690
Stickney Lake Gap Area	480	810	330
Lynnwood /1	2,410	5,150	2,740
Mill Creek - Total	3,470	7,440	3,970
Mill Creek - Without Overlap	1,960	4,375	2,415
Mill Creek/Lynnwood Overlap	1,510	3,065	1,555
Mountlake Terrace	20	20	0
Mukilteo - Total	2,890	4,750	1,860
Mukilteo - Without Overlap	650	1,000	350
Everett/Mukilteo Overlap /2	2,240	3,750	1,510
Woodway	20	30	
Silver Firs	420	525	105
Paine Field	4,560	7,655	
<b>Total Unincorporated SW UGA</b>	<b>21,720</b>	<b>38,570</b>	<b>16,850</b>

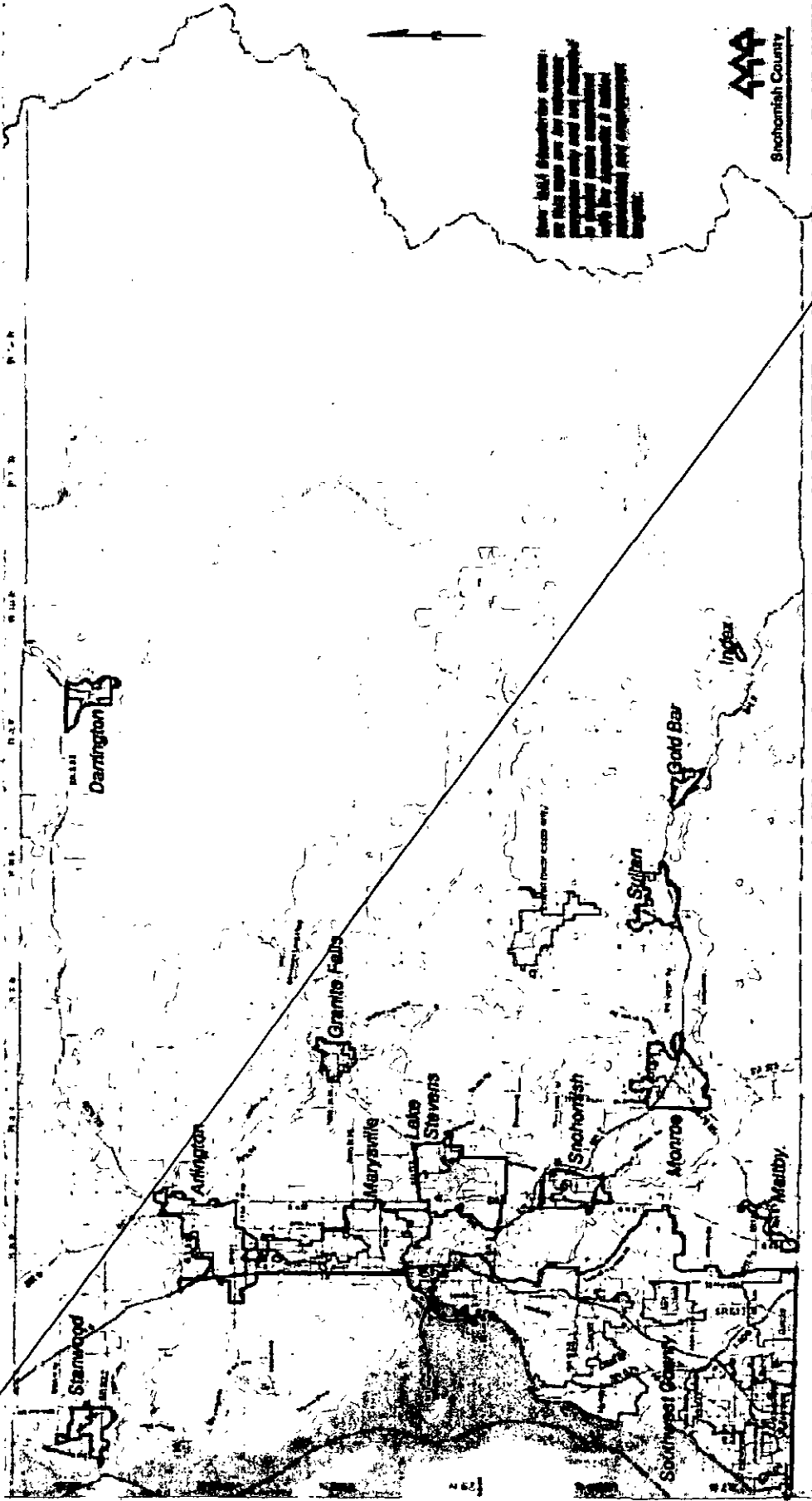
NOTE: Detail may not add due to rounding.

Year 2000 employment is provided for unincorporated areas using current city boundaries.

/1 - Includes new gap area which arose after the draft initial 2025 growth targets were released by the SCT PAC on January 9, 2003.

/2 - Former overlap area between Everett and Mukilteo which existed when the draft initial 2025 growth targets were released by the SCT PAC on January 9, 2003. Since that time, the two cities have resolved the overlap issue by assigning the area to Mukilteo.

[Page 6 of 7 to be added.]



**Legend**

- Urban Growth Area (UGA) Boundary
- City/Town Boundary
- Township Boundary

**Scale**

0 1 2 Miles

0 1 2 Kilometers

**North Arrow**

North

**Map Information**

Map Date: 10/28/03

Map Title: Urban Growth Area (UGA) Boundaries

Map Author: Snohomish County Planning Department

Map Contact: Snohomish County Planning Department, 10000 1st Avenue, Everett, WA 98203, Phone: (425) 353-3300, Fax: (425) 353-3301

**Appendix B**

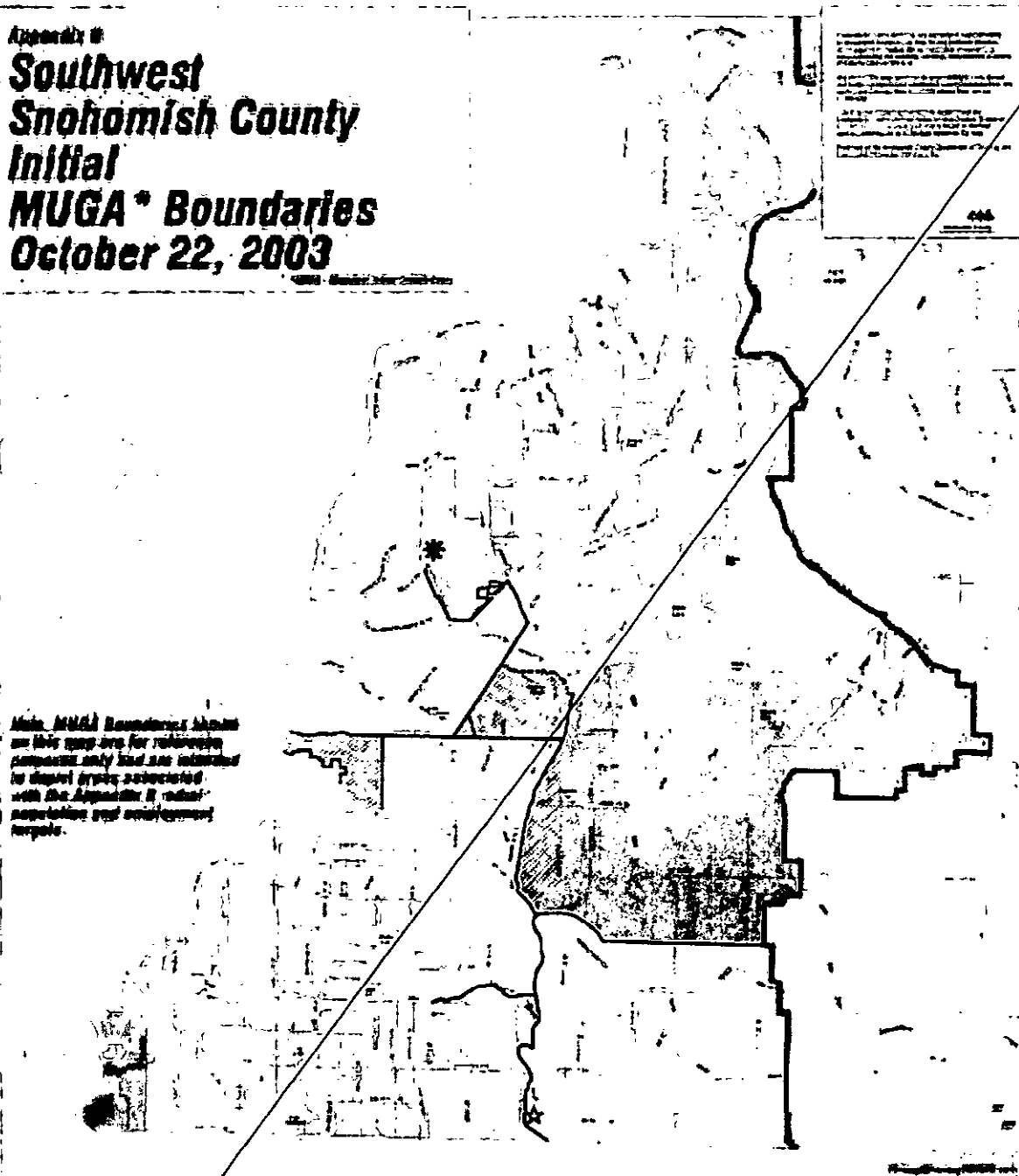
**Urban Growth Area (UGA) Boundaries**

**October 28, 2003**

**Snohomish County**

Appendix B  
**Southwest  
 Snohomish County  
 Initial  
 MUGA\* Boundaries  
 October 22, 2003**

*Note: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B initial population and employment targets.*



- |   |   |
|---|---|
| Prime Field, Silver Fern, and Calhoun Areas | Initial Briar MUGA  |
| City of Mukilteo                            | City of Bellingham  |
| Initial Mukilteo MUGA                       | Initial Bellingham MUGA   |
| City of Everett                             | City of Edmonds   |
| Initial Everett MUGA                        | Initial Edmonds MUGA  |
| City of Lynnwood                            | City of Woodway   |
| Lynnwood MUGA                               | Initial Woodway MUGA  |
| City of MSB Creek                           | Urban Growth Area (UGA) Boundary                                |
| Initial MSB Creek MUGA                      | Initial MUGA Boundary   |
| City of Mountlake Terrace                   | Alternative MUGA Boundary (Some Neighborhood Outlets Reflected) |
| Initial Mountlake Terrace MUGA              | Incorporated City Boundary                                      |
| City of Silver                              |   |



- Map Area Enlarged**
- Gas Area Not Claimed by Any City
  - Overlap Area Claimed by Two Cities
  - Under discussion between Cities and County. May be reviewed under separate interlocal agreements.
  - Final boundary between Bellingham and Briar to be determined.

*Note: Prime Field, Silver Fern, and Calhoun Areas are not assigned to a City at the request of the County.*