



CO00041715

1 Approved: June 1, 2011

2 Effective: June 24, 2011

3 SNOHOMISH COUNTY COUNCIL  
4 SNOHOMISH COUNTY, WASHINGTON

5  
6 AMENDED ORDINANCE NO. 11-021

7  
8 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE  
9 SNOHOMISH COUNTY COUNTYWIDE PLANNING POLICIES (CPPS) TO REVISE THE  
10 SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA (MUGA)  
11 BOUNDARIES MAP, THE COUNTY URBAN GROWTH AREA (UGA) BOUNDARIES MAP, AND  
12 RECONCILED 2025 POPULATION AND EMPLOYMENT GROWTH TARGET TABLES FOR  
13 UNINCORPORATED MUGAS  
14

15 WHEREAS, the Growth Management Act (GMA) at RCW 36.70A.210(2) requires  
16 adoption of countywide planning policies (CPPs) which consists of written policy statements  
17 used for establishing a countywide framework from which the county and city comprehensive  
18 plans are developed and adopted under the GMA; and  
19

20 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional  
21 collaboration of county and city planning efforts and implementation of the GMA's requirements  
22 for designating urban growth areas; and  
23

24 WHEREAS, the Snohomish County CPPs establish that MUGAs shall be established  
25 within the Southwest Urban Growth Area (SWUGA) and documented in county and city  
26 comprehensive plans for the purposes of allocating population as required by GMA and  
27 delineating future annexation areas for each of the nine cities in the SWUGA; and  
28

29 WHEREAS, the CPPs establish that MUGA boundaries that are not congruent with the  
30 SWUGA boundary may be amended by agreement and action by the affected cities following  
31 consultation by the county; and  
32

33 WHEREAS, the CPPs also establish that MUGA boundaries that are congruent with the  
34 SWUGA boundary may be amended by agreement and action by the county and affected cities  
35 following consultation with the cities; and  
36

37 WHEREAS, Amended Ordinance No. 94-123 adopted by the county council delineated  
38 the western boundary of the SWUGA; and  
39

40 WHEREAS, MUGAs were delineated as part of Amended Ordinance No. 04-006  
41 adopted by the county council; and  
42

43 WHEREAS, Ordinance No. 08-026 amended the SWUGA to include part of Smith Island  
44 and areas west of Smith Island; and

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ETC

1 WHEREAS, the Snohomish County Tomorrow (SCT) Steering Committee recommended  
2 for county council approval, a package of amendments consisting of one revision to the Mukilteo  
3 MUGA boundary, several technical corrections to the MUGA and UGA maps and amendments  
4 to the population and growth target tables for unincorporated MUGAs in Appendix B of the  
5 CPPs, associated with map technical corrections; and  
6

7 WHEREAS, the SCT Steering Committee Agenda Bill for Action Item 3.c on the SCT  
8 Steering Committee agenda for the meeting dated January 26, 2011, details the proposed  
9 amendment to the Mukilteo MUGA boundary; and  
10

11 WHEREAS the SCT Steering Committee Agenda Bill for Action Item 3.d on the SCT  
12 Steering Committee agenda for the meeting dated January 26, 2011, and the Addendum to the  
13 Agenda Bill for Action Item 3.d to the January 26, 2011 Steering Committee meeting, included  
14 as Action Item 3.b on the SCT Steering Committee agenda for the meeting dated March 23,  
15 2011, and dated February 23, 2011, detail the proposed amendments to the MUGA map, UGA  
16 map, and population and employment growth target tables of Appendix B of the CPPs for  
17 technical corrections recommended by the SCT Steering Committee; and  
18

19 WHEREAS, the amendment to the MUGA map contained in Appendix B of the CPPs  
20 would comprise a reduction to the Mukilteo MUGA that would be added to the Paine Field area;  
21 and  
22

23 WHEREAS, the technical corrections to the MUGA map and/or UGA map contained in  
24 Appendix B of the CPPs are proposed in order to correct boundary inconsistencies, remove  
25 redundant boundaries, remove road centerline delineation inconsistencies, assign unincorporated  
26 areas in the SWUGA to the appropriate MUGA, update maps to include recent annexations,  
27 provide corrections and/or clarifications on map notations and legends; and  
28

29 WHEREAS, the technical corrections to the MUGA map contained in Appendix B of the  
30 CPPs would add approximately 9,314.8 acres to the SWUGA; and  
31

32 WHEREAS, proposed amendments to the MUGA population and employment growth  
33 targets contained in Appendix B of the CPPs are associated with the technical corrections to the  
34 MUGA map; and  
35

36 WHEREAS, on October 14, 2010, January 13, 2011, and February 10, 2011, the SCT  
37 PAC considered and recommended to the SCT Steering Committee that amendments to the  
38 MUGA map, the UGA map, MUGA population growth targets, and MUGA employment growth  
39 target tables contained in Appendix B of the CPPs be approved; and  
40

41 WHEREAS, on November 9, 2010, and January 11, 2011, the SCT Executive Committee  
42 recommended to the SCT Steering Committee that proposed revisions to Appendix B of the  
43 CPPs be approved; and  
44

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1 WHEREAS, on January 26, 2011, the SCT Steering Committee reviewed the SCT PAC  
2 recommendation, and recommended that the revisions be approved by the county council; and  
3

4 WHEREAS, on February 10, 2011, the SCT PAC considered and recommended to the  
5 SCT Steering Committee a set of updated technical corrections to the MUGA map and one new  
6 set of technical corrections to the MUGA map; and  
7

8 WHEREAS, on March 23, 2011, the SCT Steering Committee reviewed the SCT PAC  
9 recommendation, and recommended approval of the set of updated technical corrections to the  
10 MUGA map and one new set of technical corrections to the MUGA map be approved by the  
11 county council; and  
12

13 WHEREAS, on March 23, 2011, the SCT Steering Committee recommended that any  
14 additional non-substantive housekeeping edits be made, and that Planning and Development  
15 Services (PDS) prepare and submit an SCT Steering Committee agenda bill and other documents  
16 to the county council; and  
17

18 WHEREAS, the agenda packages of the SCT Steering Committee meetings of January  
19 26, 2011, and March 23, 2011, include detailed maps of areas in the county that, when compiled,  
20 comprise the proposed amendments to the MUGA and UGA maps in Appendix B of the CPPs;  
21 and  
22

23 WHEREAS, the county council held a public hearing on June 1, 2011, to consider the  
24 entire record, including the SCT Steering Committee recommendations on the proposed  
25 amendments to the MUGA map, the UGA map and associated MUGA population and  
26 employment growth targets contained in Appendix B of the CPPs to reflect the amendments  
27 contained herein, and to hear public testimony on this ordinance;  
28

29 NOW, THEREFORE, BE IT ORDAINED:  
30

31 Section 1. The county council makes the following findings of fact:  
32

- 33 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth  
34 fully herein.
- 35
- 36 B. The amendments to Appendix B of the CPPs are consistent with the Puget Sound Regional  
37 Council's (PSRC) regional growth management strategy known as Vision 2040 and state  
38 law.
- 39
- 40 C. The amendments to Appendix B of the CPPs are consistent with PSRC Multicounty Planning  
41 Policy (MPP) MPP-G-1 regarding coordinating planning efforts.
- 42
- 43 D. The amendments to Appendix B of the CPPs are consistent with MPP-DP-18 regarding  
44 affiliating all urban unincorporated lands appropriate for annexation with an adjacent city.

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- 1 E. The amendments to Appendix B of the CPPs are consistent with MPP-DP-19 regarding  
2 supporting joint planning between cities and counties to work cooperatively in planning for  
3 urban unincorporated areas to ensure an orderly transition to city governance.  
4
- 5 F. The amendments to Appendix B of the CPPs are consistent with CPP UG-1 regarding the  
6 establishment of UGAs.  
7
- 8 G. The amendments to Appendix B of the CPPs are consistent with CPP UG-17 regarding the  
9 establishment of and amendments to MUGA boundaries.  
10
- 11 H. The amendments to Appendix B of the CPPs are consistent with CPP OD-1 regarding  
12 development within UGAs, adding certainty to capital facility planning and the coordinated  
13 extension of urban services.  
14
- 15 I. No inconsistencies between the amendments and CPPs have been identified.  
16
- 17 J. The amendments comply with the requirements of GMA, including RCW 36.70A.110(2)  
18 which states that the county shall consult with each city on the boundaries of their urban  
19 growth areas.  
20
- 21 K. The amendments comply with all requirements of the GMA.  
22
- 23 L. The Washington State Attorney General issued an advisory memorandum in December of  
24 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private  
25 Property to help local governments avoid the unconstitutional taking of private property. The  
26 2006 advisory memorandum was used by the county in objectively evaluating the  
27 amendments proposed by this ordinance. The amendments to the CPPs do not result in or  
28 direct the adoption of policies or regulations that would result in the unconstitutional taking  
29 of private property or violate substantive due process guarantees.  
30
- 31 M. Appropriate public participation has been provided through the SCT process and through a  
32 public hearing on this ordinance held after public notice on June 1, 2011.  
33
- 34 N. SEPA requirements for this nonproject action have been met through issuance of Addendum  
35 No. 3 of the Vision 2040 Final Environmental Impact Statement on May 12, 2011 2011.  
36
- 37 O. The amendment to the MUGA map of the CPPs to reduce approximately 19.2 acres from the  
38 Mukilteo MUGA and add those approximate 19.2 acres to the Paine Field area would create  
39 a better-defined MUGA boundary and would achieve consistency between the city of  
40 Mukilteo's comprehensive plan and the CPPs. A map called "Mukilteo MUGA and Paine  
41 Field Area Map Amendment #1" depicting this amendment is included in the materials for  
42 Action Item 3.c in the January 26, 2011, SCT Steering Committee meeting agenda package.  
43

- 1 P. The technical corrections to the MUGA map and/or UGA map contained in Appendix B of  
2 the CPPs are proposed in order to correct boundary inconsistencies, remove redundant  
3 boundaries, remove road centerline delineation inconsistencies, assign unincorporated areas  
4 in the SWUGA to the appropriate MUGA, update maps to include recent annexations, and/or  
5 to provide corrections and/or clarifications on map notations and legends.  
6
- 7 Q. A technical correction to the Mukilteo MUGA boundary in the southwest Paine Field area  
8 would reduce the Mukilteo MUGA by about 4.5 acres, to reconcile a situation of a split  
9 parcel and provide consistency between the city of Mukilteo's comprehensive plan and the  
10 CPPs. A map called "Southwest Paine Field Area TC #1" depicting these amendments is  
11 included in the materials for Action Item 3.d in the January 26, 2011, SCT Steering  
12 Committee meeting agenda package.  
13
- 14 R. A technical correction to the Mukilteo MUGA would add areas to the Mukilteo MUGA to  
15 include all of the right-of-way for Beverly Park Road from the vicinity of Gibson Road/121<sup>st</sup>  
16 Street SW northeast to Airport Road. This would reconcile the current split of the road right-  
17 of-way at the centerline. The technical correction also adds a small portion of the 112<sup>th</sup>  
18 Street SW right-of-way into the Mukilteo MUGA, reflecting that this section of right-of-way  
19 is connected with the Beverly Park Road right-of-way and contains advanced signal  
20 equipment. A map called "Southwest Paine Field Area TC #2" depicting these amendments  
21 is included in the materials for Action Item 3.d in the January 26, 2011, SCT Steering  
22 Committee meeting agenda package.  
23
- 24 S. A technical correction to the SWUGA and MUGA in the Everett Marshlands area reduces  
25 approximately 1.8 acres from the SWUGA and would reconcile a split parcel. The technical  
26 correction would also add approximately 17.6 acres to the Everett MUGA. The area is  
27 currently within the SWUGA and has not been assigned to a city's MUGA. A map called  
28 "Everett Marshland Area TC #4" depicting these amendments is included in the materials for  
29 Action Item 3.b in the March 23, 2011, SCT Steering Committee meeting agenda package.  
30
- 31 T. A technical correction to the Everett MUGA reduces approximately 84.5 acres from the  
32 Everett MUGA and adds those 84.5 acres to the Lake Stickney Gap area, and includes  
33 corresponding amendments to the population and employment growth target tables in the  
34 CPPs. The technical correction to the Everett MUGA would provide consistency between the  
35 city of Everett's comprehensive plan and the CPPs. A map called "Revision to SW Everett  
36 MUGA boundary to Gibson Rd. TC #5" depicting this amendment is included in the  
37 materials for Action Item 3.d in the January 26, 2011, SCT Steering Committee meeting  
38 agenda package.  
39
- 40 U. A technical correction would add approximately 857 acres of existing SWUGA to the Everett  
41 MUGA. The area comprises a portion of Smith Island and adjacent tidelands. The area has  
42 not previously been assigned to a city's MUGA. A map called "Everett-Smith Island MUGA  
43 Revision TC #6" depicting this amendment is included in the materials for Action Item 3.b in  
44 the March 23, 2011, SCT Steering Committee meeting agenda package.

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- 1 V. A technical correction would add approximately 66.5 acres of right-of way from 12<sup>th</sup> Street  
2 NE north to the SWUGA boundary just north of 40<sup>th</sup> Place NE to the Everett MUGA. The  
3 area has not previously been assigned to a city's MUGA. A map called "Interstate 5 Right of  
4 Way MUGA Revision TC #7" depicting this amendment is included in the materials for  
5 Action Item 3.b in the March 23, 2011, SCT Steering Committee meeting agenda package.  
6
- 7 W. A technical correction would amend the western boundary of the SWUGA along the  
8 shoreline of Puget Sound, and the delineation of MUGAs along the shoreline of Puget Sound  
9 to provide a consistent boundary for the SWUGA and the MUGA. This correction would  
10 also provide consistency with city corporate boundaries. The SWUGA and MUGA  
11 boundaries along the shoreline are based on a hydrological data set provided by the  
12 Washington State Department of Natural Resources, and represent the approximate line of  
13 mean high water. However, in the vicinity of Smith Island, there is an additional demarcation  
14 of the SWUGA. The technical correction will align the western boundary of the SWUGA  
15 with city corporate boundaries. For unincorporated areas, the western boundary of the  
16 SWUGA and the western MUGA boundary for areas adjacent to Puget Sound will follow  
17 parcel lines, except in the vicinity of Smith Island where the westerly SWUGA boundary will  
18 not change. In this case the MUGA boundary will also align with the SWUGA boundary.  
19 This technical correction will add small areas to the Mukilteo MUGA and the "Meadowdale  
20 Gap" area. The SWUGA will increase by approximately 9,316.5 acres with this correction;  
21 however, no new residential or employment capacity will be added to the SWUGA. A map  
22 called "SW County UGA and MUGA Boundaries - Shorelines/Tidelands TC #8" depicting  
23 this amendment is included in the materials for Action Item 3.b in the March 23, 2011, SCT  
24 Steering Committee meeting agenda package.  
25
- 26 X. A technical correction would amend the MUGA map to remove lines labeled "Possible  
27 MUGA Boundaries" and "Alternative MUGA Boundary (Some Neighborhood Options  
28 Reflected)" as the lines are considered to be remnants of earlier development of the MUGA  
29 map and serve no purpose in the allocation of population and growth targets.  
30
- 31 Y. A technical correction would expand the field of the adopted MUGA map in Appendix B for  
32 the purpose of including all of the SWUGA. The current adopted map excludes the northern  
33 portion of the SWUGA.  
34
- 35 Z. A technical correction would amend the MUGA and UGA maps to depict areas that have  
36 been annexed by cities since 2002. Associated with this correction, the notations for the  
37 maps would be amended to show that 2002 city boundaries are intended to depict areas  
38 associated with employment and population targets in the tables in Appendix B of the CPPs.  
39 The city boundaries on the CPP maps have been updated over the years since 2002 to include  
40 annexations. However, based on SCT direction, the growth targets for cities are not updated  
41 each time there is an annexation. The amendments would resolve confusion over the  
42 relationship between the map boundaries and the information on population and employment  
43 targets.  
44

1 AA. A technical correction would add notations to the MUGA and UGA maps in Appendix B to  
2 indicate why the year 2002 is of particular note in the CPPs and to identify that statistics  
3 associated with areas annexed since 2002 are published in the “Snohomish County  
4 Tomorrow Growth Monitoring Report” series. The amendments would provide clarification  
5 on the development and mapping of population and employment growth target information in  
6 Snohomish County.  
7

8 BB. A technical correction would include housekeeping amendments that provide further  
9 correction and clarification to the maps and tables in Appendix B of the CPPs.  
10

11  
12 Section 2. The county council makes the following conclusions:  
13

14 A. The amendments/corrections would amend the MUGA map as depicted in Exhibit A attached  
15 to this ordinance.  
16

17 B. The amendments/corrections would amend the UGA map as depicted in Exhibit A attached  
18 to this ordinance.  
19

20 C. The amendments would amend the MUGA Population Growth Target Table 3 as depicted in  
21 Exhibit A attached to this ordinance.  
22

23 D. The amendments would amend the MUGA Employment Growth Target Table 4 as depicted  
24 in Exhibit A attached to this ordinance.  
25

26 E. The amendments/corrections are consistent with and meet the goals, objectives, and policies  
27 of the CPPs as discussed in the specific findings.  
28

29 F. The amendments/corrections to the CPPs satisfy the procedural and substantive requirements  
30 of the GMA.  
31

32 G. The amendments to the CPPs do not result in the unconstitutional taking of private property  
33 or violate substantive due process guarantees.  
34

35 H. SEPA requirements with respect to this non-project action have been satisfied through the  
36 issuance of Addendum No. 3 of the Vision 2040 Final Environmental Impact Statement on  
37 May 12, 2011.  
38

39 I. The amendments have been broadly disseminated and opportunities have been provided for  
40 written comments and public hearing after the effective notice, and comply with state and  
41 local public participation requirements.  
42


1 Section 3. The county council bases its findings and conclusions on the entire record of the  
2 county council, including all testimony and exhibits. Any finding, which should be deemed a  
3 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.  
4

5 Section 4. Based on the foregoing findings and conclusions, Appendix B of the CPPs is  
6 amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated  
7 by reference into this ordinance as if set forth in full.  
8


9 Section 5. The county council directs the Code Reviser to update SCC 30.10.050 pursuant to  
10 SCC 1.02.020(3).  
11  
12

13  
14 PASSED this 1<sup>st</sup> day of June, 2011.  
15  
16

17 SNOHOMISH COUNTY COUNCIL  
18 Snohomish County, Washington

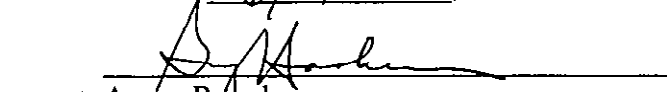
19   
20 \_\_\_\_\_  
21 Dave Somers  
22 Council Chair

23 ATTEST:

24   
25 Sheila McCallister  
26 Asst. Clerk of the Council  
27

28  APPROVED  
29  EMERGENCY  
30  VETOED  
31

32 DATE: 6/14, 2011

33   
34 \_\_\_\_\_  
35 *per:* Aaron Reardon  
36 Snohomish County Executive

37 ATTEST:

38 Approved as to form only:  
39  
40

**GARY HAAKENSEN**  
Deputy County Executive

41 \_\_\_\_\_  
Deputy Prosecuting Attorney

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**Exhibit A**  
**Appendix B of the Countywide Planning Policies**

**APPENDIX B, Table 1 - 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee and SCT Steering Committee, and Adopted by the Snohomish County Council.**

Area	2002 Estimated Population	Reconciled 2025 Population Targets	2002 - 2025 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	<b>134,101</b>	<b>226,794</b>	<b>92,693</b>	<b>32.9%</b>
Arlington UGA	13,920	27,000	13,080	4.6%
Arlington City	13,280	18,150	4,870	1.7%
Unincorporated	640	8,850	8,210	2.9%
Darrington UGA	1,488	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	3,506	689	0.2%
Gold Bar City	2,055	2,487	442	0.2%
Unincorporated	782	1,003	241	0.1%
Granite Falls UGA	2,909	6,870	4,061	1.4%
Granite Falls City	2,780	4,770	2,010	0.7%
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	6.8%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	6.2%
Mattby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	79,800	28,972	10.3%
Marysville City	27,580	38,737	9,157	3.3%
Unincorporated	23,248	43,063	19,815	7.0%
Monroe UGA	16,240	28,590	10,350	3.7%
Monroe City	14,670	20,540	5,870	2.1%
Unincorporated	1,570	8,050	4,480	1.6%
Snohomish UGA	10,194	14,535	4,341	1.5%
Snohomish City	8,575	9,981	1,406	0.5%
Unincorporated	1,619	4,554	2,935	1.0%
Stanwood UGA	4,479	8,840	4,361	1.5%
Stanwood City	4,085	5,650	1,565	0.6%
Unincorporated	394	3,190	2,796	1.0%
Sultan UGA	4,258	11,119	6,861	2.4%
Sultan City	3,810	8,190	4,280	1.5%
Unincorporated	348	2,929	2,581	0.9%
<b>S.W. County UGA</b>	<b>380,570</b>	<b>533,125</b>	<b>152,546</b>	<b>54.2%</b>
Incorporated S.W.	242,490	303,227	60,737	21.6%
Bothell City (part)	14,490	22,000	7,510	2.7%
Brierley City	6,445	7,790	1,345	0.5%
Edmonds City	39,480	44,880	5,420	1.9%
Everett City	96,070	123,060	26,990	9.6%
Lynnwood City	33,590	43,782	9,792	3.5%
Mill Creek City	12,055	18,089	6,034	1.4%
Mike's Terrace City	20,470	22,456	1,986	0.7%
Mukilteo City	18,520	22,000	3,480	1.2%
Woodway Town	890	1,170	180	0.1%
Unincorporated S.W.	138,088	228,898	91,809	32.6%
<b>UGA Total</b>	<b>514,680</b>	<b>759,819</b>	<b>245,239</b>	<b>87.1%</b>
<b>City Total</b>	<b>327,540</b>	<b>420,202</b>	<b>92,662</b>	<b>32.9%</b>
<b>Unincorporated UGA Total</b>	<b>187,140</b>	<b>339,717</b>	<b>152,577</b>	<b>54.2%</b>
<b>TDR Population Reserve</b>	<b>NA</b>	<b>4,900</b>	<b>4,900</b>	<b>1.7%</b>
<b>Potential UGA total</b>	<b>514,680</b>	<b>764,719</b>	<b>250,139</b>	<b>88.9%</b>
<b>Non-UGA Total * (Rural Unincorporated)</b>	<b>113,320</b>	<b>144,634</b>	<b>31,314</b>	<b>11.1%</b>
<b>County Total</b>	<b>628,000</b>	<b>909,453</b>	<b>281,453</b>	<b>100.0%</b>

TDR = Transfer of Development Rights; NA = Not applicable  
 \* - Rural 2002-2025 population growth is based on estimated rural population growth since 2002, plus 10% of countywide population growth after 2008.

25 CURRENT Countywide Planning Policies: Last Updated Effective (August 1, 2010) June 1, 2011  
 (Administrative corrections to legislative history list made 7-1-09)

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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>	<b>43,105</b>	<b>80,020</b>	<b>37,523</b>	<b>28.0%</b>	
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	176	210	35	0.0%	
Gold Bar City	172	210	38	0.0%	
Unincorporated	2	-	(2)	0.0%	
Granite Falls UGA	802	2,200	1,388	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	9,389	16,851	7,462	5.2%	
Unincorporated	1,923	7,157	5,234	3.6%	
Monroe UGA	7,527	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	8,730	1,888	1.3%	
Snohomish City	4,016	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	2,858	4,790	1,934	1.3%	
Unincorporated	225	760	535	0.4%	
Sultan UGA	880	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>	<b>163,204</b>	<b>259,577</b>	<b>96,373</b>	<b>66.7%</b>	
Incorporated S.W.	142,477	219,473	76,996	53.3%	
Bothell City (part)	11,247	15,840	4,593	3.2%	
Brierley 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	22,878	38,550	15,674	10.8%	
Mill Creek City	2,890	4,544	1,654	1.1%	
Mitake Terrace City	7,889	8,039	170	0.1%	
Mukilteo City	6,448	8,450	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>	<b>206,309</b>	<b>340,205</b>	<b>133,898</b>	<b>62.7%</b>	
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)	<b>7,566</b>	<b>18,150</b>	<b>10,584</b>	<b>7.3%</b>	
<b>County Total</b>	<b>213,875</b>	<b>358,355</b>	<b>144,480</b>	<b>100.0%</b>	

\* 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 2,880 total jobs in 2000).

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26 CURRENT Countywide Planning Policies: Last Updated Effective (August 1, 2010) June, 1, 2011

(Administrative corrections to legislative history list made 7-1-09)

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RELATING TO THE GROWTH MANAGEMENT ACT  
(GMA), AMENDING APPENDIX B OF THE SNOHOMISH  
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**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. Amended to reflect Bothell/Mill Creek MUGA boundary revisions**  
**On July 7, 2010. Amended to reflect the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake**  
**Stickney Gap Boundary Revisions on June 1, 2011.**

<b>Unincorporated MUGAs Within SW UGA:</b>	<b>2002 Estimated Population</b>		<b>2025 Population Target</b>		<b>2002-2025 Numeric Change</b>	
Bothell		16,836		30,565		13,729
Brier		2,157		3,295		1,138
Edmonds		3,516		4,466		950
Everett	36,205	35,890	50,240	49,166	14,005	13,276
Lynnwood		19,758		34,335		14,577
Mill Creek		27,814		55,232		27,417
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	4,430	40,820	11,864	6,705	7,434
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

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(THIS PAGE REPLACES PAGE 30)

**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. Amended to reflect the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revisions on June 1, 2011.**

<b>Unincorporated MUGAs within SW UGA:</b>	<b>2002 Estimated Employment</b>		<b>2025 Employment Target</b>		<b>2002-2025 Numeric Change</b>	
Bothell		752		1,540		788
Brier		117		134		17
Edmonds		199		414		215
Everett	5,190	<u>5,118</u>	6,520	<u>7,375</u>	1,330	<u>2,257</u>
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	<u>689</u>	660	<u>830</u>	40	<u>141</u>
Norma Beach		90		90		-
Silver Firs		473		3,424		2,951
<b>Unincorporated MUGA total</b>	<b>20,730</b>	<b><u>20,727</u></b>	<b>30,079</b>	<b><u>40,104</u></b>	<b>18,349</b>	<b><u>19,377</u></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

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28 CURRENT Countywide Planning Policies: Last Updated Effective (~~August 1, 2010~~) June 1, 2011

(Administrative corrections to legislative history list made 7-1-09)

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## Appendix B

### Technical Notes to Accompany Reconciled 2025 Population and Employment Growth Targets (Adopted by the Snohomish County Council on December 20, 2006)

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. During the 10-year comprehensive plan updates, jurisdictions in Snohomish County were collectively required under the GMA to plan for the accommodation of population growth 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 during the subsequent two years that 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.

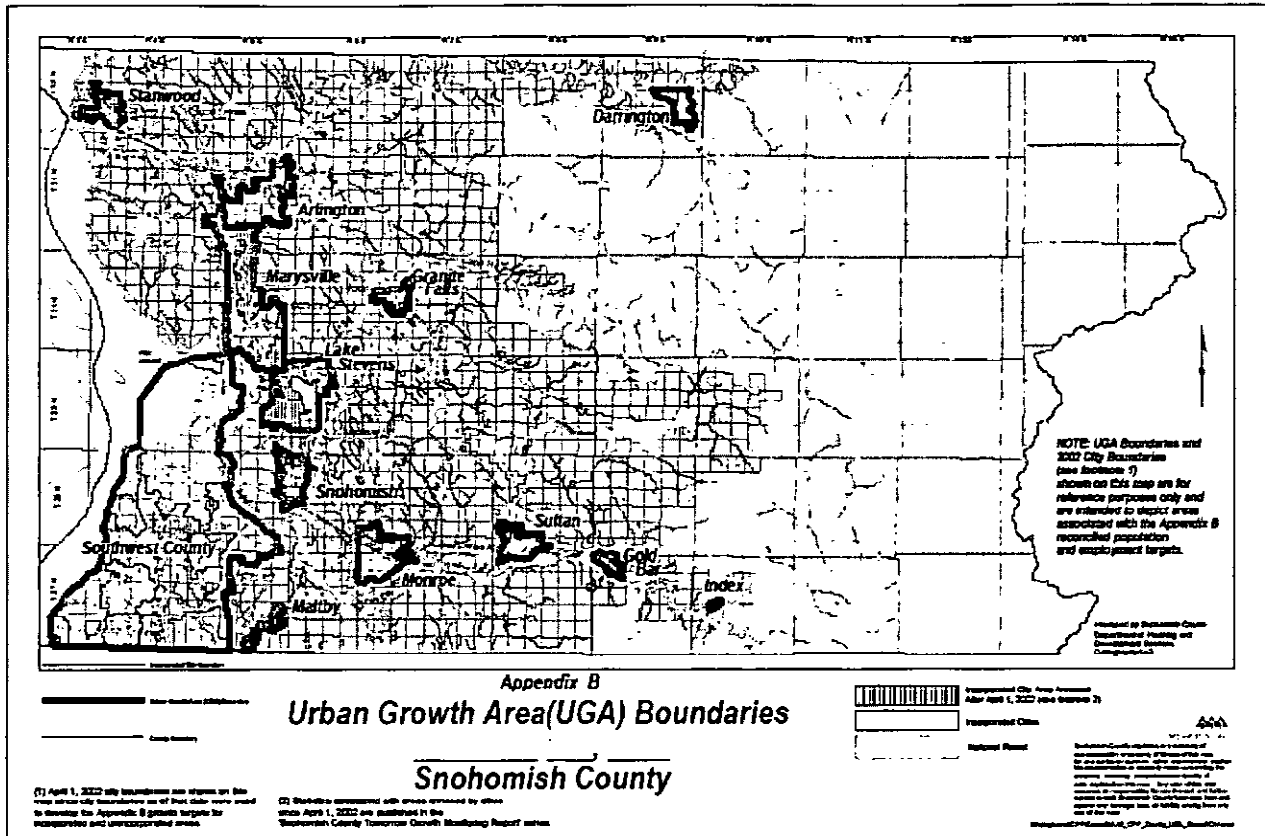
Note that for all tables in Appendix B, estimates and forecasts for incorporated and unincorporated areas were developed using constant city boundaries (as of April 1, 2002) over time.

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(Administrative corrections to legislative history list made 7-1-09)

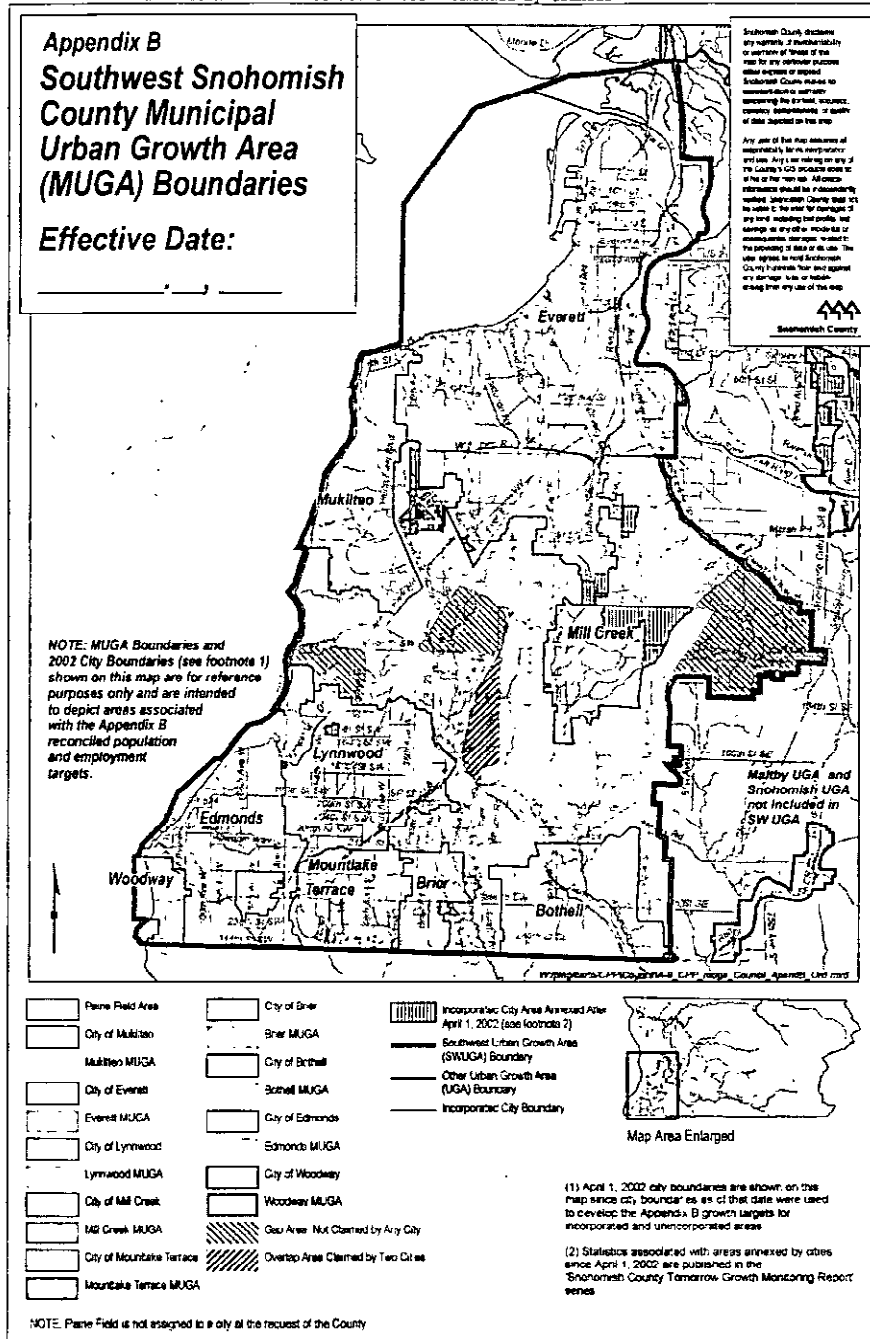
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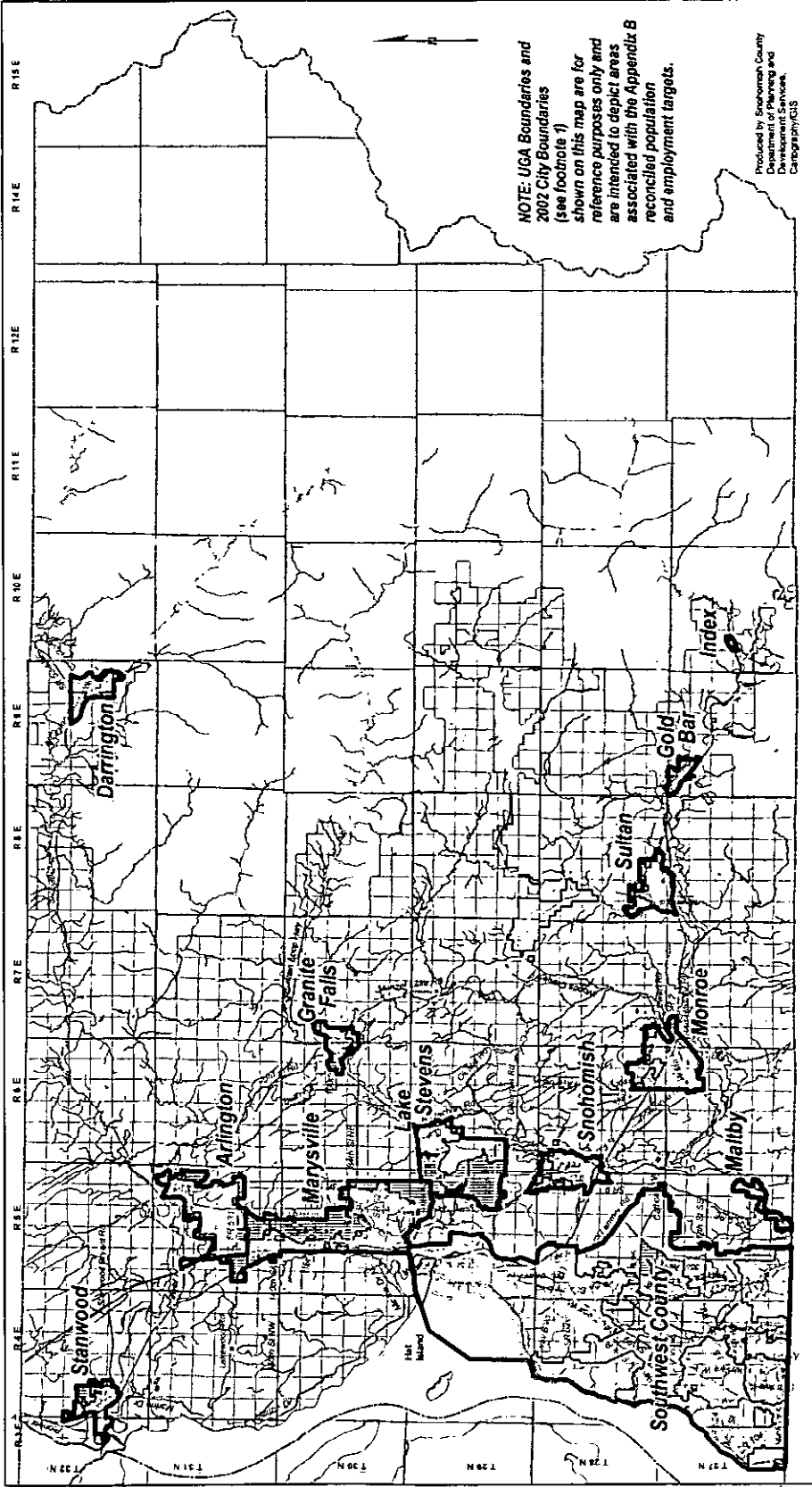
30 CURRENT Countywide Planning Policies: Last Updated Effective (August-1, 2010) June 1, 2011  
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31 CURRENT Countywide Planning Policies: Last Updated Effective (August 1, 2010) June 1, 2011  
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## Appendix B Snohomish County Urban Growth Area (UGA) Boundaries

Produced by Snohomish County  
Department of Planning and  
Cartography/GIS

Incorporated City Boundary  
 Urban Growth Area (UGA) Boundary  
 County Boundary

Incorporated City Area Annexed After April 1, 2002 (see footnote 2)  
 Incorporated Cities  
 National Forest

Effective Date: \_\_\_\_\_

(1) April 1, 2002 city boundaries are shown on this map. City boundaries as of that date are used for determining Appendix B growth targets for incorporated and unincorporated areas.

(2) Statistics associated with areas annexed by cities since April 1, 2002 are published in the Snohomish County Tomorrow Growth Monitoring Report series.

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# Appendix B Southwest Snohomish County Municipal Urban Growth Area (MUGA) Boundaries

Effective Date: \_\_\_\_\_

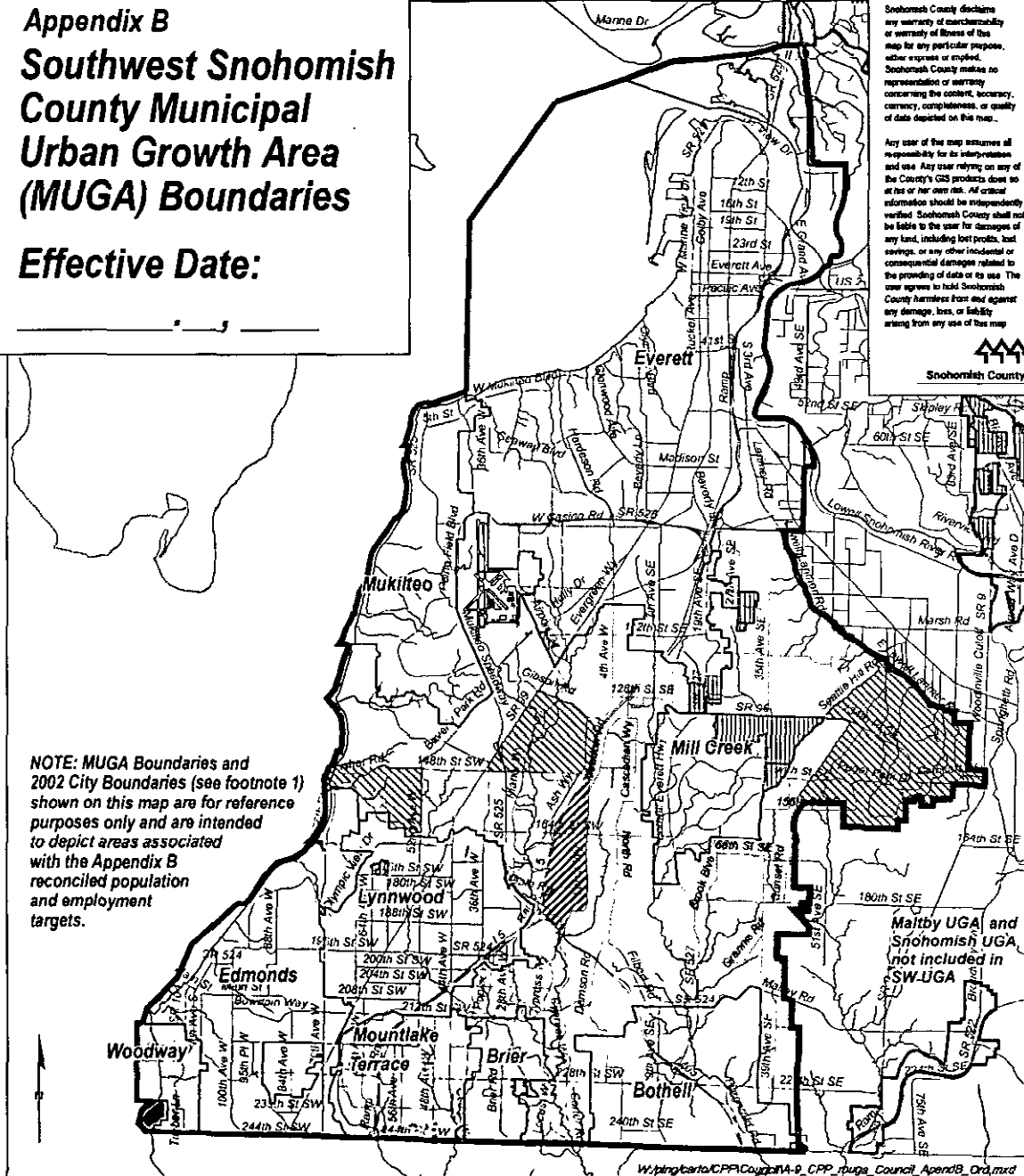
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Snohomish County

NOTE: MUGA Boundaries and 2002 City Boundaries (see footnote 1) shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B reconciled population and employment targets.



- |                           |                                    |   |                          |
|---------------------------|------------------------------------|---|--------------------------|
| Paine Field Area          | City of Brier                      | Incorporated City Area Annexed After April 1, 2002 (see footnote 2) |                          |
| City of Mukilteo          | Brier MUGA                         | Southwest Urban Growth Area (SWUGA) Boundary                        | <b>Map Area Enlarged</b> |
| Mukilteo MUGA             | City of Bothell                    | Other Urban Growth Area (UGA) Boundary                              |                          |
| City of Everett           | Bothell MUGA                       | Incorporated City Boundary  |                          |
| Everett MUGA              | City of Edmonds                    |   |                          |
| City of Lynnwood          | Edmonds MUGA                       |   |                          |
| Lynnwood MUGA             | City of Woodward                   |   |                          |
| City of Mill Creek        | Woodward MUGA                      |   |                          |
| Mill Creek MUGA           | Gap Area Not Claimed by Any City   |   |                          |
| City of Mountlake Terrace | Overlap Area Claimed by Two Cities |   |                          |
| Mountlake Terrace MUGA    |                                    |   |                          |

(1) April 1, 2002 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for incorporated and unincorporated areas.

(2) Statistics associated with areas annexed by cities since April 1, 2002 are published in the 'Snohomish County Tomorrow Growth Monitoring Report' series.

NOTE: Paine Field is not assigned to a city at the request of the County.