

1 Approved: June 12, 2013  
2 Effective: June 30, 2013

3  
4 SNOHOMISH COUNTY COUNCIL  
5 SNOHOMISH COUNTY, WASHINGTON

6  
7 AMENDED ORDINANCE NO. 13-032

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  
13 PURSUANT TO THE 2035 INITIAL GROWTH TARGET RECOMMENDATION OF SNOHOMISH  
14 COUNTY TOMORROW

15  
16 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the  
17 legislative authority of each county which is subject to the GMA's comprehensive planning  
18 requirements to adopt a countywide planning policy (CPP) framework in cooperation with the  
19 cities and towns within that county, and from which the county, city and town comprehensive  
20 plans are developed and adopted; and

21  
22 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional  
23 consistency of county and city planning efforts and implementation of GMA requirements for  
24 designating urban growth areas (UGAs), including the establishment of 20-year growth  
25 allocations used as the basis for designating UGAs; and

26  
27 WHEREAS, the County adopted revised CPPs through Amended Ordinance Nos. 11-  
28 011, 11-015 and 11-021 effective June 24, 2011, and through Ordinance No. 12-070 effective  
29 November 10, 2012; and

30  
31 WHEREAS, CPP GF-5 requires that the cities and county engage in the cooperative  
32 planning process of Snohomish County Tomorrow (SCT) to establish a subcounty allocation of  
33 projected growth for coordination of city and county growth management plans, using the State  
34 Office of Financial Management's (OFM) population projections for Snohomish County and the  
35 numeric guidance provided by the Puget Sound Regional Council's (PSRC) Vision 2040  
36 Regional Growth Strategy (RGS) as a starting point for this effort; and

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

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1  
2 WHEREAS, the Planning Advisory Committee (PAC) of SCT began a process of  
3 developing draft 2035 initial growth targets in April 2012 by forming a PAC subcommittee and  
4 commencing a series of five subcommittee meetings that occurred from May 2012 through  
5 November 2012; and

6  
7 WHEREAS, the PAC on December 13, 2012, reviewed the work of the PAC  
8 subcommittee, and on February 14, 2013, recommended to the SCT Steering Committee a set of  
9 2035 initial population and employment growth targets for adoption into Appendix B of the  
10 CPPs; and

11  
12 WHEREAS, on February 27, 2013, the SCT Steering Committee reviewed and discussed  
13 the PAC recommendation; and

14  
15 WHEREAS, on March 27, 2013, the SCT Steering Committee recommended that the  
16 PAC recommendation, along with separate correspondence from the Town of Woodway  
17 articulating the Town's preference for a lower 2035 population target for its unincorporated  
18 MUGA than contained in the PAC recommendation, and amendments to the map in CPP  
19 Appendix A intended to properly reference the new 2035 Appendix B target information, be  
20 forwarded to the County Council for adoption; and

21  
22 WHEREAS, the County Council held a public hearing on June 12, 2013, to consider the  
23 entire record, including the SCT Steering Committee recommendation on the 2035 initial growth  
24 targets for adoption into Appendix B of the CPPs, along with the references contained in the  
25 Appendix A maps as they relate to the updated 2035 targets, and to hear public testimony on this  
26 Ordinance No. 13-032.

27  
28 NOW, THEREFORE, BE IT ORDAINED:

29  
30 Section 1. The County Council makes the following findings of fact:

- 31  
32 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth  
33 fully herein.
- 34 B. The revisions would remove the information on the 2025 population and employment growth  
35 targets for UGAs and MUGAs contained in Appendix B of the CPPs, including the technical  
36 notes describing the 2025 targets, and replace them with 2035 initial population and  
37 employment growth targets for UGAs and MUGAs.
- 38 C. The revisions would remove the UGA and MUGA maps contained in Appendix A of the  
39 CPPs and replace them with updated UGA and MUGA maps that contain updated boundary  
40 and reference information needed for proper interpretation of the revised Appendix B  
41 population and employment growth targets, including December 13, 2012, base year

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1 jurisdictional boundaries used for the development of the 2035 initial growth targets, and  
2 updated footnote references to the Appendix B growth targets.

3 D. The County Council adopts and incorporates the following findings of fact related to the SCT  
4 process for developing the CPP amendments:

5 1. Updated OFM projections were released in May 2012, and showed a range of projected  
6 population for Snohomish County that varied from a low of 802,384 to a high of  
7 1,161,003 for the year 2035. The middle population projection for 2035, termed “most  
8 likely” under GMA, was 955,281.

9 2. PSRC’s Vision 2040 RGS, first adopted in 2008, provides numeric guidance for long-  
10 term population and employment growth (2000-2040) among different categories of  
11 jurisdictions, or “regional geographies.” The RGS plans for a greater role for the  
12 metropolitan and core city regional geographies in accommodating projected population  
13 growth than past targets or trends indicated (due to their role as locations for “regional  
14 growth centers”), while unincorporated urban areas are assigned a reduced role in  
15 accommodating future population growth than has been the case in the past.

16 3. CPP GF-4 states that “The Countywide Planning Policies shall be consistent with  
17 VISION 2040 and the Regional Growth Strategy. To be consistent means that they shall  
18 be absent of conflicts or contradictions with the regional planning or transportation  
19 objectives.”

20 4. CPP GF-5 states that the subcounty allocation of projected growth for local GMA plan  
21 updates shall seek compatibility with the RGS, and that the process shall also consider  
22 local input on community vision, market conditions, and level of infrastructure  
23 investments. It states that “the process shall ensure flexibility for jurisdictions in  
24 implementing the RGS.”

25 5. The SCT PAC, at its April 2012 meeting, decided to form a subcommittee to develop the  
26 draft 2035 initial population and employment targets. The PAC subcommittee met five  
27 times from May to November 2012, and followed the direction of CPP GF-5. The PAC  
28 subcommittee used the RGS-based population and employment distribution as the  
29 starting point for evaluating what accommodation of the RGS-based targets for the 2015  
30 plan updates might entail.

31 6. The Chair of the County Council Planning and Community Development Committee sent  
32 a letter to the PAC on May 4, 2012, which said in part that, “The development of growth  
33 targets consistent with Vision 2040 and consistent with the visions of each of our  
34 jurisdictions is very important.”

35 7. The PAC subcommittee determined that the 2035 targets would be developed without  
36 consideration of the currently adopted 2025 targets. They would instead be developed  
37 solely from the perspective of present day land use, economic, and policy conditions.  
38 This determination was based on the understanding that the 2025 targets were developed

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1 prior to the adoption of the Vision 2040 RGS, and during a more robust economic period  
2 for the County.

- 3 8. The PAC subcommittee decided to focus its subcounty distribution efforts on a single  
4 countywide growth projection that was consistent with the OFM's medium/most likely  
5 population projection. Past and current county population growth rates supported this  
6 approach. It was also noted that previous growth allocation efforts in Snohomish County  
7 had not departed significantly from OFM's medium countywide projection.
- 8 9. The PAC subcommittee developed the subcounty employment allocation to 2035 by  
9 applying the countywide ratio of Snohomish County's projected population to  
10 employment under the RGS to the OFM medium population projection for 2035. This  
11 produced the countywide 2035 employment target which was then allocated to regional  
12 geographies based on the percentage distribution of RGS employment.
- 13 10. The PAC subcommittee used SCT's "Vision 2040 Preliminary Growth Distribution  
14 Working Paper, May 12, 2011," as the basis for the starting point population and  
15 employment distributions to regional geographies, since this paper updated the RGS  
16 within Snohomish County to reflect annexations and city reclassifications through April  
17 1, 2010.
- 18 11. The PAC subcommittee reviewed the RGS-based starting point allocations of 2035  
19 population and employment to jurisdictions, developed initially by proportionally  
20 allocating future growth to jurisdictions based on each jurisdiction's share of the regional  
21 geography's additional capacity. Other jurisdiction-specific information was taken into  
22 account in the recommended allocation, including estimates of additional redevelopment  
23 potential to 2035, and estimates of additional capacity associated with potential land  
24 use/zoning options, updated density assumptions and higher density strategies for the  
25 2015 GMA plan updates.
- 26 12. Information from Everett and Lynnwood indicated that even with potential increases in  
27 capacity that they have identified for study during the next round of plan updates, they do  
28 not have a plan for how or where the entire Vision 2040 population allocation would be  
29 accommodated within their cities during the planning period. The City of Everett  
30 adopted Resolution No. 6578 on January 9, 2013. Resolution No. 6578 says, "The City  
31 of Everett will consider how it may be able to accommodate the guidance for population  
32 and employment growth suggested by the Vision 2040 Regional Growth Strategy,  
33 however...." It goes on to say that the city will commit to lower preliminary targets and it  
34 reserves the right to make adjustments to those targets.
- 35 13. The larger cities were able to identify potential capacity for 7,324 more residents by 2035  
36 than allocated to them under Vision 2040. Vision 2040 does not have policies to  
37 discourage these larger cities from taking more than their allocated growth, so this is  
38 completely consistent with Vision 2040.

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- 1 14. The population allocated outside the UGA is 7,324 less than the maximum distribution  
2 that would be allowed by Vision 2040. This reduction balances the increase allocated to  
3 larger cities. The non-UGA growth allocation is approximately 8% of the total growth  
4 allocation. This is similar to the share of county growth that has gone into the rural areas  
5 in recent years. The UGA allocation is approximately 92% of the total. This is  
6 consistent with CPP GF-6, which requires that at least 90% of the county's future growth  
7 after 2008 shall be assigned to urban areas. It is also consistent with Vision 2040. The  
8 Vision 2040 RGS allows up to 11% of the growth in Snohomish County to be allocated  
9 outside the UGA. The multicounty planning policies (MPPs) encourage even lower  
10 amounts of rural growth. MPP-DP-2 calls for maximizing the development potential of  
11 existing urban lands. MPP-DP-4 calls for accommodating the region's growth first and  
12 foremost in the urban growth area.
- 13 15. The initial subcounty allocation of projected growth established by this ordinance is the  
14 first step of several required by CPP GF-5, which states that the growth target  
15 development process in Snohomish County shall use the procedures contained in  
16 Appendix C of the CPPs. Appendix C requires that the initial allocations established by  
17 the County Council "be used for at least one of the plan alternatives evaluated by  
18 jurisdictions for their GMA plan updates." However, Appendix C contemplates that the  
19 final population allocation might be adjusted based on the results of the comprehensive  
20 plan adoption process conducted by each jurisdiction within the County. Appendix C  
21 therefore outlines a target reconciliation process, conducted through SCT, to recommend  
22 a reconciled 20-year population, housing and employment allocation to the County  
23 Council for its consideration. The County will utilize the initial subcounty allocation of  
24 projected growth established by this ordinance as it updates its GMA Comprehensive  
25 Plan consistent with the GMA, including RCW 36.70A.130(3). The accommodation of  
26 projected urban growth may necessitate changes in policy, as reflected in the General  
27 Policy Plan (GPP) of the County's GMA Comprehensive Plan. All necessary  
28 amendments to the GPP will occur concurrently. Similarly, any changes in policy  
29 required in the CPPs will occur concurrently with the County Council's final  
30 determination of subcounty allocation of projected growth.
- 31 16. Employment projections adopted by the Tulalip Tribes in their 2009 comprehensive plan  
32 were evaluated and taken into account during development of the non-UGA projected 6%  
33 share of countywide employment growth to 2035.
- 34 17. In addition to the population and employment growth targets, CPP GF-5 calls for use of  
35 the SCT process to develop 2035 housing targets for cities, unincorporated UGAs and  
36 MUGAs, and the rural/resource area, consistent with PSRC Multicounty Planning Policy  
37 (MPP) MPP-DP-3. SCT has scheduled the development of 2035 housing targets, to be  
38 based on the initial 2035 population targets, later in 2013 as part of SCT's Housing  
39 Characteristics and Needs Report required by CPP HO-5.

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- 1 18. On February 14, 2013, the SCT PAC recommended initial 2035 population and  
2 employment growth targets to the SCT Steering Committee. The PAC's  
3 recommendation also included the statement that achievement of the proposed initial  
4 growth distribution assumes:
- 5 a) adoption of new, innovative strategies yet to be developed and adopted at the  
6 local level;
  - 7 b) continued investment in and improvements to infrastructure to support the  
8 proposed growth distribution; and
  - 9 c) that Snohomish County will support efforts to seek more funding for  
10 infrastructure.
- 11 19. The Chair of the County Council Planning and Community Development Committee sent  
12 a letter to the PAC on March 12, 2013, which said in part that, "The PAC  
13 recommendation to the SCT Steering Committee appears to depart from the Vision 2040  
14 Regional Growth Strategy. Shifting a significant amount of planned growth from major  
15 cities into the unincorporated southwest UGA would be a major policy change from what  
16 our jurisdictions approved in Vision 2040. I would like the County Council to be able to  
17 consider an alternative that matches the Regional Growth Strategy. City councils may  
18 also want to see this alternative and to evaluate both options. It would be useful for the  
19 PAC to prepare and evaluate both alternatives before SCT takes action."  
20
- 21 20. The PAC sent a response to the Chair of the County Council Planning and Community  
22 Development Committee on March 20, 2013, which said in part that, "In response to your  
23 letter, we want to assure the County Council and the Snohomish County Tomorrow  
24 Steering Committee that the process used to develop the PAC's recommendation is  
25 rooted in Vision 2040's Regional Growth Strategy (RGS)."
- 26 E. The Appendix B initial growth target and Appendix A map amendments are consistent with  
27 CPP GF-5 and Appendix C requirements regarding the establishment of new 20-year GMA  
28 initial growth targets, required to be used for at least one of the plan alternatives evaluated by  
29 cities and the county during development of the local GMA comprehensive plan updates  
30 required under GMA by June 30, 2015.
- 31 F. The proposed amendments comply with the substantive requirements of the GMA, including  
32 RCW 36.70A.110(2) which states that the county shall coordinate with the cities on the  
33 location and amount of projected 20-year growth for purposes of ensuring adequate capacity  
34 within the UGA to accommodate the projected urban growth.
- 35 G. The amendments to Appendix B of the CPPs are consistent with the PSRC RGS contained in  
36 the Vision 2040 regional plan.
- 37 H. The amendments to Appendix B of the CPPs are consistent with PSRC's MPP-G-1 regarding  
38 coordination of planning efforts among jurisdictions.

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- 1 I. The proposed amendments comply with the procedural requirements of the GMA, including  
2 the public participation provisions in RCW 36.70A.035 and .140.
- 3 J. No inconsistencies between the proposed amendments and the GMA have been identified.
- 4 K. No inconsistencies between the amendments and the CPPs have been identified.
- 5 L. The Washington State Attorney General issued an advisory memorandum in December of  
6 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private  
7 Property to help local governments avoid the unconstitutional taking of private property. The  
8 2006 advisory memorandum was used by the county in objectively evaluating the  
9 amendments proposed by this ordinance. The amendments to the CPPs do not result in or  
10 direct the adoption of policies or regulations that would result in the unconstitutional taking  
11 of private property or violate substantive due process guarantees.
- 12 M. Appropriate public participation has been provided through the SCT process and through a  
13 public hearing on this ordinance held after public notice on June 12, 2013.
- 14 N. SEPA requirements for this non-project action have been met through the issuance of  
15 Addendum No. 5 of the PSRC Vision 2040 Final Environmental Impact Statement on May  
16 17, 2013.

17

18 Section 2. The County Council makes the following conclusions:

19

- 20 A. The amendments would amend the population and employment growth targets tables for  
21 UGAs and MUGAs contained in Appendix B of the CPPs by removing all content in  
22 Appendix B of the CPPs and replacing it with the contents in Exhibit A of this ordinance.
- 23 B. The amendments would amend the UGA and MUGAs maps contained in Appendix A of the  
24 CPPs by removing all content in Appendix A of the CPPs and replacing it with the contents  
25 in Exhibit B of this ordinance.
- 26 C. The amendments are consistent with the policies of the CPPs.
- 27 D. The amendments to the CPPs satisfy the procedural and substantive requirements of the  
28 GMA.
- 29 E. The amendments as set forth in Exhibits A and B increase consistency between the CPPs and  
30 PSRC's Vision 2040 RGS.
- 31 F. The amendments to the CPPs do not result in the unconstitutional taking of private property  
32 or violate substantive due process guarantees.
- 33 G. The County has complied with the procedural requirements of SEPA.
- 34 H. The county has complied with state and local public participation requirements under the  
35 GMA and chapter 30.73 SCC by broadly disseminating the amendments and providing  
36 opportunities for written comments and public hearing after public notice.

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1 Section 3. The County Council bases its findings and conclusions on the entire record before  
2 SCT and the County Council, including all testimony and exhibits. Any finding, which should  
3 be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby  
4 adopted as such.  
5

6 Section 4. Based on the foregoing findings and conclusions, the contents of Appendix B of the  
7 Countywide Planning Policies for Snohomish County, last amended by Ordinance No. 11-021 on  
8 June 1, 2011, are repealed and replaced with Exhibit A to this ordinance, which is attached  
9 hereto and incorporated by reference into this ordinance as if set forth in full.  
10

11 Section 5. Based on the foregoing findings and conclusions, the contents of Appendix A of the  
12 Countywide Planning Policies for Snohomish County, last amended by Ordinance No. 12-070 on  
13 October 17, 2012, are repealed and replaced with Exhibit B to this ordinance, which is attached  
14 hereto and incorporated by reference into this ordinance as if set forth in full.  
15

16 Section 6. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to  
17 SCC 1.02.020(3).  
18

19 Section 7. Severability. If any section, sentence, clause or phrase of this ordinance shall be held  
20 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of  
21 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
22 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,  
23 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by  
24 the Board or unconstitutional by a court of competent jurisdiction, then the section, sentence,  
25 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and  
26 effect for that individual section, sentence, clause or phrase as if this ordinance had never been  
27 adopted.  
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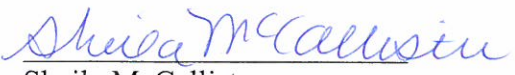
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PASSED this 12<sup>th</sup> day of June, 2013.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

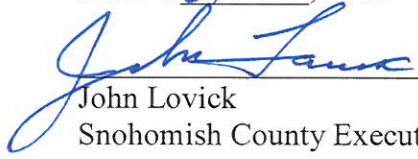
  
Stephanie Wright  
Council Chair

ATTEST:


  
Sheila McCallister  
Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: 6/20, 2013

  
John Lovick  
Snohomish County Executive

ATTEST:

  
Approved as to form only:  
  
\_\_\_\_\_  
Deputy Prosecuting Attorney

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**Exhibit A**

Amended Ordinance No. 13-032  
Amendment to the Countywide Planning Policies Appendix B  
UGA and MUGA Population and Employment Growth Target Tables 1-4

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APPENDIX B, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	161,288	233,121	71,833	30.1%
Arlington UGA	18,489	26,002	7,512	3.2%
Arlington City	17,966	24,937	6,971	2.9%
Unincorporated	523	1,065	541	0.2%
Darrington UGA	1,420	2,161	741	0.3%
Darrington Town	1,345	1,764	419	0.2%
Unincorporated	75	397	322	0.1%
Gold Bar UGA	2,909	3,319	411	0.2%
Gold Bar City	2,060	2,424	364	0.2%
Unincorporated	849	895	47	0.0%
Granite Falls UGA	3,517	8,517	5,000	2.1%
Granite Falls City	3,370	7,842	4,472	1.9%
Unincorporated	147	675	528	0.2%
Index UGA (incorporated)	180	220	40	0.0%
Lake Stevens UGA	33,218	46,380	13,162	5.5%
Lake Stevens City	28,210	39,340	11,130	4.7%
Unincorporated	5,008	7,040	2,032	0.9%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%
Marysville City	60,660	87,589	26,929	11.3%
Unincorporated	209	209	-	0.0%
Monroe UGA	18,806	24,754	5,948	2.5%
Monroe City	17,351	22,102	4,751	2.0%
Unincorporated	1,455	2,652	1,197	0.5%
Snohomish UGA	10,559	14,494	3,935	1.7%
Snohomish City	9,200	12,289	3,089	1.3%
Unincorporated	1,359	2,204	846	0.4%
Stanwood UGA	6,353	11,085	4,732	2.0%
Stanwood City	6,220	10,116	3,896	1.6%
Unincorporated	133	969	836	0.4%
Sultan UGA	4,969	8,393	3,423	1.4%
Sultan City	4,655	7,345	2,690	1.1%
Unincorporated	314	1,048	733	0.3%
<b>S.W. County UGA</b>	434,425	582,035	147,610	61.9%
Incorporated S.W.	261,506	363,452	101,946	42.8%
Bothell City (part)	16,570	23,510	6,940	2.9%
Brier City	6,201	7,011	810	0.3%
Edmonds City	39,800	45,550	5,750	2.4%
Everett City	103,100	164,812	61,712	25.9%
Lynnwood City	35,860	54,404	18,544	7.8%
Mill Creek City	18,370	20,196	1,826	0.8%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Mukilteo City	20,310	21,812	1,502	0.6%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated S.W.	172,919	218,584	45,665	19.2%
<b>UGA Total</b>	595,713	815,156	219,443	92.1%
City Total	412,723	579,419	166,696	70.0%
Unincorporated UGA Total	182,990	235,737	52,747	22.1%
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	121,287	140,125	18,838	7.9%
<b>County Total</b>	717,000	955,281	238,281	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND  
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APPENDIX B, Table 2 - 2035 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2011 Employment Estimates	2035 Initial Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	46,644	93,571	46,927	31.9%
Arlington UGA	8,660	20,884	12,224	8.3%
Arlington City	8,659	20,829	12,170	8.3%
Unincorporated	1	55	54	0.0%
Darrington UGA	500	886	386	0.3%
Darrington Town	498	800	302	0.2%
Unincorporated	2	86	84	0.1%
Gold Bar UGA	223	666	443	0.3%
Gold Bar City	218	661	443	0.3%
Unincorporated	5	5	-	0.0%
Granite Falls UGA	760	2,276	1,516	1.0%
Granite Falls City	759	2,275	1,516	1.0%
Unincorporated	1	1	-	0.0%
Index UGA (incorporated)	20	25	5	0.0%
Lake Stevens UGA	4,003	7,821	3,818	2.6%
Lake Stevens City	3,932	7,412	3,480	2.4%
Unincorporated	71	409	338	0.2%
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%
Marysville UGA	12,316	28,113	15,797	10.7%
Marysville City	11,664	27,419	15,755	10.7%
Unincorporated	652	694	42	0.0%
Monroe UGA	7,779	11,781	4,002	2.7%
Monroe City	7,662	11,456	3,794	2.6%
Unincorporated	117	325	208	0.1%
Snohomish UGA	4,871	6,941	2,070	1.4%
Snohomish City	4,415	6,291	1,876	1.3%
Unincorporated	456	650	194	0.1%
Stanwood UGA	3,456	5,723	2,267	1.5%
Stanwood City	3,258	4,688	1,430	1.0%
Unincorporated	198	1,035	837	0.6%
Sultan UGA	866	2,081	1,215	0.8%
Sultan City	862	2,077	1,215	0.8%
Unincorporated	4	4	-	0.0%
<b>S.W. County UGA</b>	187,653	279,379	91,726	62.3%
Incorporated S.W.	163,409	241,271	77,862	52.9%
Bothell City (part)	13,616	18,576	4,960	3.4%
Brier City	319	405	86	0.1%
Edmonds City	11,679	13,948	2,269	1.5%
Everett City	93,739	140,000	46,261	31.4%
Lynnwood City	24,266	42,229	17,963	12.2%
Mill Creek City	4,625	6,310	1,685	1.1%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Mukilteo City	8,369	10,250	1,881	1.3%
Woodway Town	56	68	12	0.0%
Unincorporated S.W.	24,244	38,109	13,865	9.4%
<b>UGA Total</b>	234,297	372,950	138,653	94.1%
City Total	205,356	325,204	119,848	81.4%
Unincorporated UGA Total	28,941	47,746	18,805	12.8%
<b>Non-UGA Total *</b> (Uninc Rural/Resource Area)	14,693	23,323	8,630	5.9%
<b>County Total</b>	248,990	396,273	147,283	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 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.

\* - Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

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APPENDIX B, Table 3 - 2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	434,425	582,035	147,610	61.9%
Incorporated SW County UGA Total	261,506	363,452	101,946	42.8%
Unincorporated SW County UGA Total	172,919	218,584	45,665	19.2%
Bothell Area	39,760	53,117	13,357	5.6%
Bothell City (part)	16,570	23,510	6,940	2.9%
Unincorporated MUGA	23,190	29,607	6,418	2.7%
Brier Area	8,199	9,327	1,128	0.5%
Brier City	6,201	7,011	810	0.3%
Unincorporated MUGA	1,998	2,315	317	0.1%
Edmonds Area	43,420	49,574	6,155	2.6%
Edmonds City	39,800	45,550	5,750	2.4%
Unincorporated MUGA	3,620	4,024	405	0.2%
Everett Area	145,184	211,968	66,784	28.0%
Everett City	103,100	164,812	61,712	25.9%
Unincorporated MUGA	42,084	47,156	5,072	2.1%
Lynnwood Area	60,632	88,584	27,952	11.7%
Lynnwood City	35,860	54,404	18,544	7.8%
Unincorporated MUGA	24,772	34,180	9,408	3.9%
Mill Creek Area	54,747	67,940	13,193	5.5%
Mill Creek City	18,370	20,196	1,826	0.8%
Unincorporated MUGA	36,377	47,744	11,367	4.8%
Mountlake Terrace Area	20,010	24,797	4,787	2.0%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Unincorporated MUGA	20	30	10	0.0%
Mukilteo Area	32,545	36,453	3,909	1.6%
Mukilteo City	20,310	21,812	1,502	0.6%
Unincorporated MUGA	12,235	14,641	2,407	1.0%
Woodway Area	1,305	4,361	3,056	1.3%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated MUGA	-	2,972	2,972	1.2%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%
<b>County Total</b>	<b>717,000</b>	<b>955,281</b>	<b>238,281</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

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APPENDIX B, Table 4 - 2035 Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

Area	2011 Employment Estimates	2035 Initial Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	187,653	279,379	91,726	62.3%
Incorporated SW County UGA Total	163,409	241,271	77,862	52.9%
Unincorporated SW County UGA Total	24,244	38,109	13,865	9.4%
<b>Bothell Area</b>	14,996	20,271	5,275	3.6%
Bothell City (part)	13,616	18,576	4,960	3.4%
Unincorporated MUGA	1,380	1,696	316	0.2%
<b>Brier Area</b>	388	476	88	0.1%
Brier City	319	405	86	0.1%
Unincorporated MUGA	69	71	2	0.0%
<b>Edmonds Area</b>	11,835	14,148	2,313	1.6%
Edmonds City	11,679	13,948	2,269	1.5%
Unincorporated MUGA	156	200	44	0.0%
<b>Everett Area</b>	98,989	148,324	49,335	33.5%
Everett City	93,739	140,000	46,261	31.4%
Unincorporated MUGA	5,250	8,324	3,074	2.1%
<b>Lynnwood Area</b>	27,772	48,110	20,338	13.8%
Lynnwood City	24,266	42,229	17,963	12.2%
Unincorporated MUGA	3,506	5,882	2,376	1.6%
<b>Mill Creek Area</b>	7,372	10,279	2,907	2.0%
Mill Creek City	4,625	6,310	1,685	1.1%
Unincorporated MUGA	2,747	3,969	1,222	0.8%
<b>Mountlake Terrace Area</b>	6,740	9,486	2,746	1.9%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Unincorporated MUGA	-	-	-	0.0%
<b>Mukilteo Area</b>	11,166	15,278	4,112	2.8%
Mukilteo City	8,369	10,250	1,881	1.3%
Unincorporated MUGA	2,797	5,029	2,232	1.5%
<b>Woodway Area</b>	70	246	176	0.1%
Woodway Town	56	68	12	0.0%
Unincorporated MUGA	14	178	164	0.1%
Paine Field Area (Unincorporated)	4,622	8,010	3,388	2.3%
Larch Way Overlap (Unincorporated)	1,630	2,051	421	0.3%
Lake Stickney Gap (Unincorporated)	694	694	-	0.0%
Meadowdale Gap (Unincorporated)	68	114	46	0.0%
Silver Firs Gap (Unincorporated)	1,311	1,891	580	0.4%
<b>County Total</b>	<b>248,990</b>	<b>396,273</b>	<b>147,283</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on December 13, 2012 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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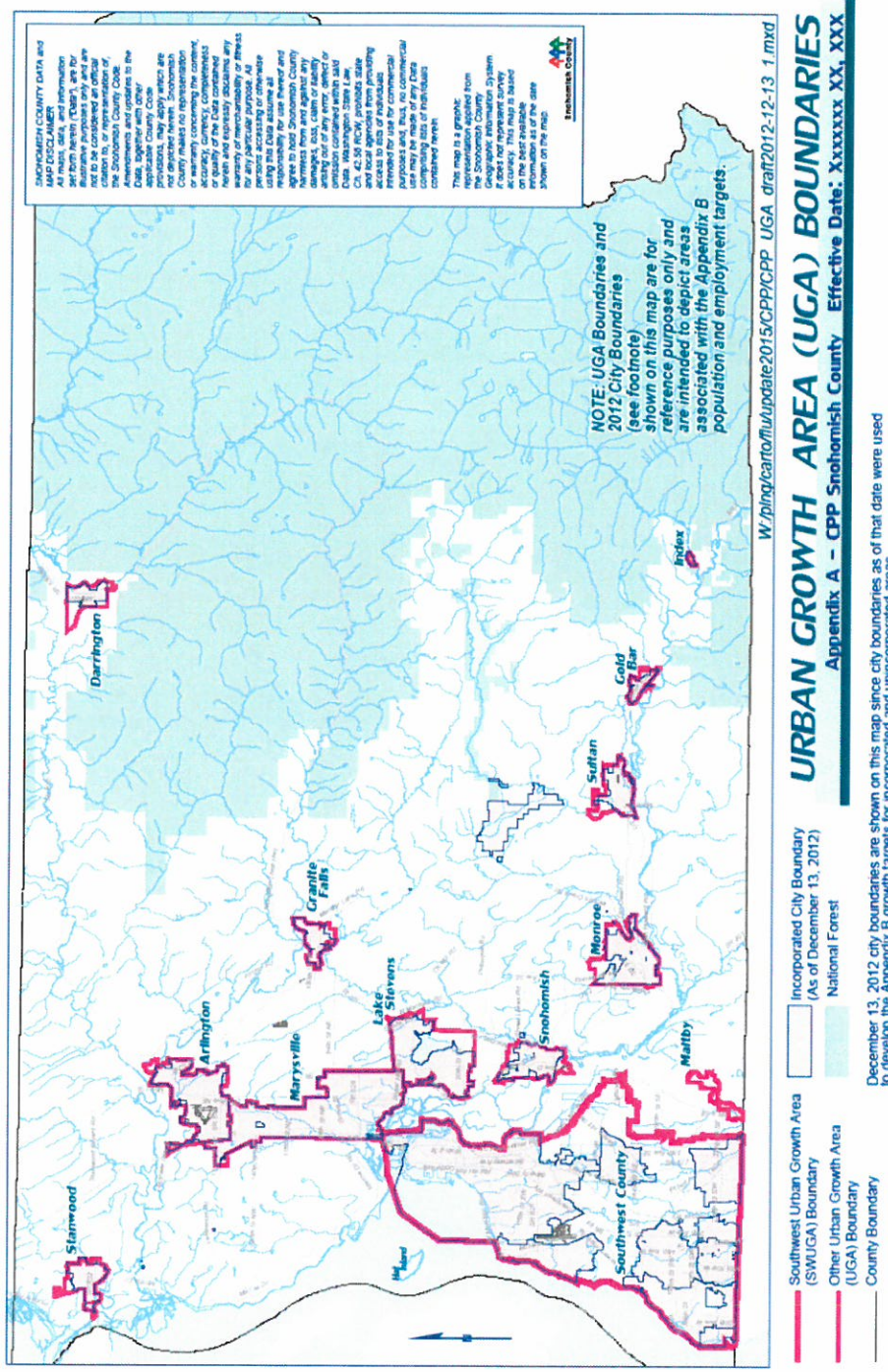
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**Exhibit B**

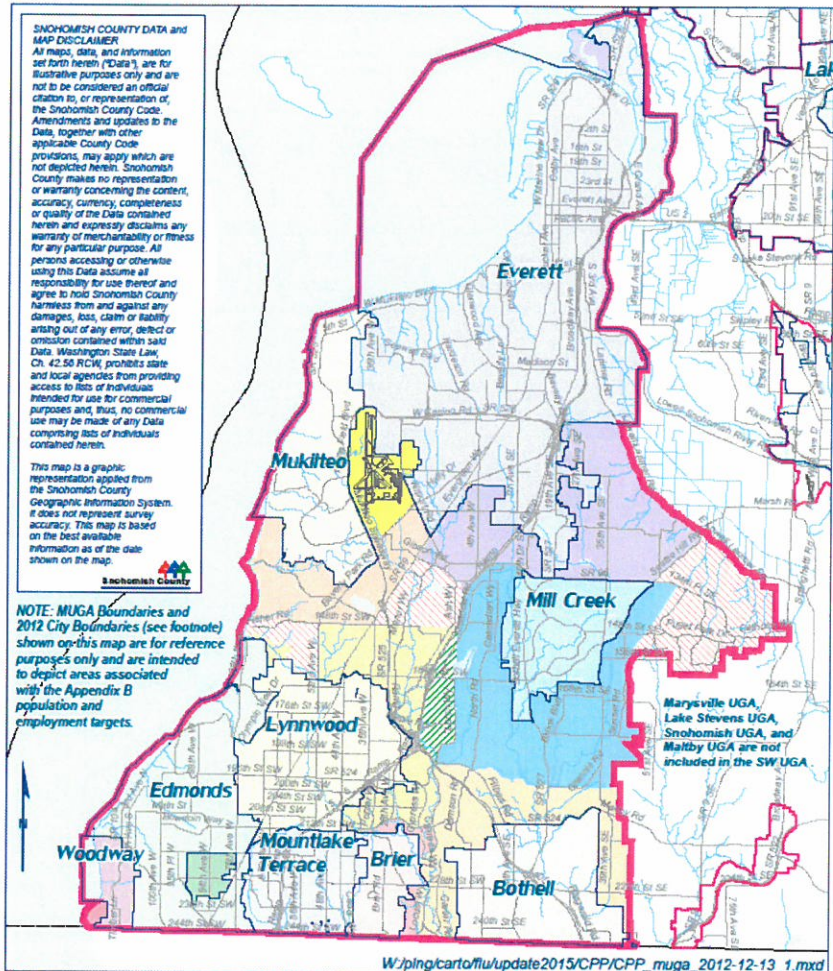
Amended Ordinance No. 13-032  
Amendment to the Countywide Planning Policies Appendix A  
UGA and MUGA Maps

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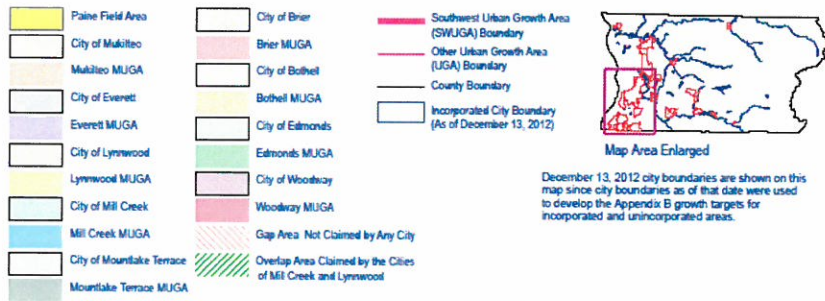
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**MUNICIPAL URBAN GROWTH AREA (MUGA) BOUNDARIES**

Appendix A – CPP Southwest Snohomish County Effective Date: XXXXXX XX, XXX



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

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