

1 Approved: 04/16/14
2 Effective: 04/27/14

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 ORDINANCE NO. 14-006
8

9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE INITIAL 2035 GROWTH
10 TARGETS IN APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH
11 COUNTY BY RE-TITLING AND RE-ORDERING POPULATION AND EMPLOYMENT GROWTH
12 TARGET TABLES AND BY ADDING HOUSING GROWTH TARGETS PURSUANT TO THE
13 RECOMMENDATION OF SNOHOMISH COUNTY TOMORROW
14

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

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

26 WHEREAS, Snohomish County (County) adopted revised CPPs through Amended
27 Ordinance Nos. 11-011, 11-015 and 11-021, effective June 24, 2011, through Ordinance No. 12-
28 070, effective November 10, 2012, and through Amended Ordinance No. 13-032, effective June
29 30, 2013; 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, following an extensive SCT effort through the Planning Advisory
39 Committee (PAC), culminating in a recommendation by the SCT Steering Committee, the
40 County Council adopted Amended Ordinance No. 13-032 amending Appendix B of the CPPs by
41 establishing initial 2035 growth targets for population and employment; and
42

43 WHEREAS, CPP GF-5 calls for use of the SCT process to develop 2035 housing targets
44 for cities, unincorporated UGAs, and unincorporated municipal urban growth areas (MUGAs),

1 and the rural/resource area, consistent with PSRC Multicounty Planning Policy (MPP) MPP-DP-
2 3; and
3

4 WHEREAS, in 2012 the PAC of SCT, through its housing subcommittee, began the
5 process of preparing a new housing report, as required by CPP HO-5 and including the
6 development of initial housing growth targets; and
7

8 WHEREAS, on September 26, 2013, the PAC received the draft report and housing
9 growth targets from its housing subcommittee and, at its November 14, 2013, meeting,
10 recommended to the SCT Steering Committee that it accept the new report, entitled *Housing*
11 *Characteristics and Needs Report*, and recommend adoption of the initial housing growth targets
12 for inclusion into Appendix B of the CPPs; and
13

14 WHEREAS, on November 20, 2013, the SCT Steering Committee received and was
15 briefed on the new report and the PAC recommendation; and
16

17 WHEREAS, on January 14, 2014, the SCT Executive Committee recommended that the
18 Steering Committee adopt the PAC recommendation to accept the report and to recommend the
19 initial 2035 housing growth targets for adoption by the County Council; and
20

21 WHEREAS, on January 22, 2014, the SCT Steering Committee recommended that the
22 PAC recommendation be forwarded to the County Council for adoption of the initial 2035
23 housing growth targets; and
24

25 WHEREAS, CPP GF-5 and Appendix C require that the County Council consider the
26 recommendation of the SCT Steering Committee on the subcounty allocation of growth for
27 cities, unincorporated UGAs, unincorporated MUGAs, and the rural/resource area of the county,
28 and adopt 20-year GMA growth targets into Appendix B of the CPPs; and
29

30 WHEREAS, the County Council held a public hearing on April 16, 2014, to consider the
31 entire record, including the SCT Steering Committee recommendation on the 2035 initial
32 housing growth targets for adoption into Appendix B of the CPPs, and to hear public testimony
33 on this Ordinance No. 14-006.
34

35 NOW, THEREFORE, BE IT ORDAINED:
36

37 Section 1. The County Council makes the following findings of fact:
38

- 39 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
40 fully herein.
- 41 B. The revisions would expand the initial growth targets contained in Appendix B of the CPPs
42 to include initial 2035 housing growth targets to complement the adopted 2035 initial
43 population and employment growth targets, add the word "Initial" to the titles of Tables 1-4

1 in Appendix B, and re-order the tables to group population, employment, and housing growth
2 targets.

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

5 1. In 2012 SCT engaged the services of Berk Consulting (Berk) to assist the PAC in the
6 development of a methodology for the preparation of the new housing report called for by
7 CPP HO-5.

8 2. From May 2012 through February 2013 Berk conducted five meetings with the PAC
9 housing subcommittee and one meeting with the full PAC towards the development of a
10 methodology to create a streamlined and user-friendly report to meet the mandates of the
11 GMA and the specifications of CPP HO-5.

12 3. On February 14, 2013, the PAC directed its housing subcommittee to proceed with the
13 preparation of the report using the methodology recommended by Berk, and including the
14 formulation of initial 2035 housing growth targets.

15 4. During the preparation of the report from March through September, 2013, the housing
16 subcommittee also worked to develop a method of converting the initial 2035 population
17 growth targets to housing growth targets. This process started with a conversion method
18 used by the PSRC at the regional scale, but was refined through adjustments to reflect the
19 specific circumstances of Snohomish County and its cities.

20 5. After several iterations, a mathematical conversion formula was finalized that reflects
21 individual jurisdictions' historical trends in their average household size in relation to the
22 ratio of single-family and multi-family units in its housing stock, as well as estimated
23 remaining residential capacity in each of the county's jurisdictions based on the results of
24 the 2012 *Buildable Land Report*.

25 6. The initial housing growth targets are based on the most recent official 20-year
26 population projections for Snohomish County from the OFM, the PSRC's most recent
27 population and employment distribution as represented in the VISION 2040 RGS, and
28 further distribution of the population and employment RGS allocations to jurisdictions in
29 each of the PSRC regional geographies in Snohomish County.

30 7. On November 14, 2013, after having the draft report and housing growth targets to
31 review for 6 weeks, the PAC recommended acceptance of the report and adoption of the
32 initial 2035 housing growth targets.

33 8. It is appropriate to re-title Tables 1-4, as suggested during the subcommittee review of
34 the SCT Steering Committee agenda bill, as Initial 2035 Growth Targets, since the tables
35 contain initial growth targets identified in CPP GF-5 and Appendix C of the CPPs.

36 D. The Appendix B initial 2035 housing growth targets are derived from, and are therefore
37 consistent with the initial 2035 population growth targets adopted by the County Council on
38 June 12, 2013.

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- 1 E. The Appendix B initial 2035 housing growth targets are consistent with CPP GF-5 and
2 Appendix C requirements regarding the establishment of new 20-year GMA initial growth
3 targets, required to be used for at least one of the plan alternatives evaluated by cities and the
4 county during development of the local GMA comprehensive plan updates required under
5 GMA by June 30, 2015.
- 6 F. With the addition of two new tables, it is appropriate for logical sequencing to re-order the
7 tables within Appendix B to start with the two population tables, followed by the two
8 employment tables and concluding with the two housing tables.
- 9 G. This amendment complies with the substantive requirements of the GMA, including RCW
10 36.70A.110(2) which states that the county shall coordinate with the cities on the location
11 and amount of projected 20-year growth for purposes of ensuring adequate capacity within
12 the UGA to accommodate the projected urban growth.
- 13 H. This amendment to Appendix B of the CPPs is consistent with the PSRC RGS contained in
14 the *Vision 2040* regional plan.
- 15 I. This amendment to Appendix B of the CPPs is consistent with PSRC's MPP-G-1 regarding
16 coordination of planning efforts among jurisdictions.
- 17 J. This amendment complies with the procedural requirements of the GMA, including the
18 public participation provisions in RCW 36.70A.035 and .140.
- 19 K. No inconsistencies between this amendment and the GMA have been identified.
- 20 L. No inconsistencies between this amendment and the CPPs have been identified.
- 21 M. The Washington State Attorney General issued an advisory memorandum in December of
22 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private
23 Property to help local governments avoid the unconstitutional taking of private property. The
24 2006 advisory memorandum was used by the county in objectively evaluating the
25 amendments proposed by this ordinance. This amendment to the CPPs do not result in or
26 direct the adoption of policies or regulations that would result in the unconstitutional taking
27 of private property or violate substantive due process guarantees.
- 28 N. Appropriate public participation has been provided through the SCT process and through a
29 public hearing on this ordinance held by the Snohomish County Council after public notice
30 on April 16, 2014.
- 31 O. SEPA requirements for this non-project action have been met through Snohomish County's
32 Addendum No. 6 to the PSRC Vision 2040 Final Environmental Impact Statement, issued on
33 March 26, 2014.

34
35 Section 2. The County Council makes the following conclusions:
36

- 37 A. This amendment amends the initial 2035 growth targets tables contained in Appendix B of
38 the CPPs by adding initial housing growth targets, re-titling Tables 1-4, and re-ordering the

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1 tables to group population, employment, and housing growth targets, as set forth in Exhibit A
2 of this ordinance.

3 B. This amendment is consistent with the policies of the CPPs for Snohomish County.

4 C. This amendment to the CPPs satisfies the procedural and substantive requirements of the
5 GMA.

6 D. This amendment, as set forth in Exhibit A, increases consistency between the CPPs and
7 PSRC's *Vision 2040* Regional Growth Strategy.

8 E. This amendment to the CPPs does not result in the unconstitutional taking of private property
9 or violate substantive due process guarantees.

10 F. The County has complied with the procedural requirements of SEPA.

11 G. The County has complied with state and local public participation requirements under the
12 GMA and chapter 30.73 SCC by broadly disseminating the amendments and providing
13 opportunities for written comments and public hearing after public notice.

14
15 Section 3. The County Council bases its findings and conclusions on the entire record before
16 SCT and the County Council, including all testimony and exhibits, and including the public
17 record for Amended Ordinance 13-032 that adopted initial 2035 population and employment
18 growth targets on June 12, 2013. Any finding, which should be deemed a conclusion, and any
19 conclusion which should be deemed a finding, is hereby adopted as such.

20
21 Section 4. Based on the foregoing findings and conclusions, the contents of Appendix B of the
22 Countywide Planning Policies for Snohomish County, last amended by Amended Ordinance No.
23 13-032 on June 12, 2013, are repealed and replaced with Exhibit A to this ordinance, which is
24 attached hereto and incorporated by reference into this ordinance as if set forth in full.

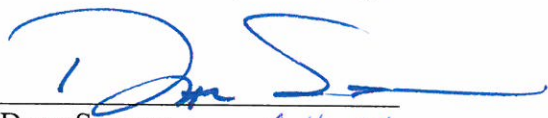
25
26 Section 5. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to
27 SCC 1.02.020(3).

28
29 Section 6. Severability. If any section, sentence, clause or phrase of this ordinance shall be held
30 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of
31 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
32 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
33 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
34 the Board or unconstitutional by a court of competent jurisdiction, then the section, sentence,
35 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
36 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
37 adopted.

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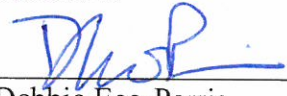
PASSED this 16th ^{April} day of March, 2014.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Dave Somers 4-16-14
Council Chair

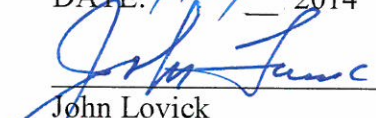
ATTEST:



Debbie Eco-Parris
Asst. Clerk of the Council

- (X) APPROVED
- () EMERGENCY
- () VETOED

DATE: 4/17 2014

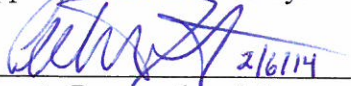


John Lovick
Snohomish County Executive

ATTEST:



Approved as to form only:



Deputy Prosecuting Attorney

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Exhibit A

Ordinance No. 14-006
Amendment to the Countywide Planning Policies Appendix B
UGA and MUGA Initial 2035 Growth Target Tables 1-6

(ON FOLLOWING PAGES)

APPENDIX B, Table 1 - 2035 Initial 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
Non-S.W. County UGA	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%
S.W. County UGA	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%
UGA Total	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%
Non-UGA Total (Uninc Rural/Resource Area)	121,287	140,125	18,838	7.9%
County Total	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 INITIAL 2035 GROWTH TARGETS IN APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY BY RE-TITLING AND RE-ORDERING POPULATION AND EMPLOYMENT GROWTH TARGET TABLES AND BY ADDING HOUSING GROWTH TARGETS PURSUANT TO THE RECOMMENDATION OF SNOHOMISH COUNTY TOMORROW – 8

APPENDIX B, Table 2 - 2035 Initial 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
SW County UGA Total	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%
County Total	717,000	955,281	238,281	100.0%

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

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE INITIAL 2035 GROWTH TARGETS IN APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY BY RE-TITLING AND RE-ORDERING POPULATION AND EMPLOYMENT GROWTH TARGET TABLES AND BY ADDING HOUSING GROWTH TARGETS PURSUANT TO THE RECOMMENDATION OF SNOHOMISH COUNTY TOMORROW – 9

APPENDIX B, Table 3 - 2035 Initial 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	
Non-S.W. County UGA	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%	
S.W. County UGA	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%	
UGA Total	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%	
Non-UGA Total * (Uninc Rural/Resource Area)	14,693	23,323	8,630	5.9%	
County Total	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 4 - 2035 Initial 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
SW County UGA Total	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%
Bothell Area	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%
Brier Area	388	476	88	0.1%
Brier City	319	405	86	0.1%
Unincorporated MUGA	69	71	2	0.0%
Edmonds Area	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%
Everett Area	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%
Lynnwood Area	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%
Mill Creek Area	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%
Mountlake Terrace Area	6,740	9,486	2,746	1.9%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Unincorporated MUGA	-	-	-	0.0%
Mukilteo Area	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%
Woodway Area	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%
County Total	248,990	396,273	147,283	100.0%

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.

ORDINANCE NO. 14-006
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE INITIAL 2035 GROWTH TARGETS IN APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY BY RE-TITLING AND RE-ORDERING POPULATION AND EMPLOYMENT GROWTH TARGET TABLES AND BY ADDING HOUSING GROWTH TARGETS PURSUANT TO THE RECOMMENDATION OF SNOHOMISH COUNTY TOMORROW – 11

APPENDIX B, Table 5 - 2035 Initial Housing Growth Targets for Cities, UGAs and the Rural/Resource Area

Area	2011 Housing Unit Estimates	2035 Initial Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	60,509	87,381	26,873	28.2%
Arlington UGA	7,128	10,018	2,890	3.0%
Arlington City	6,931	9,654	2,723	2.9%
Unincorporated	197	364	167	0.2%
Darrington UGA	682	948	266	0.3%
Darrington Town	644	764	120	0.1%
Unincorporated	38	184	146	0.2%
Gold Bar UGA	1,205	1,304	99	0.1%
Gold Bar City	831	924	93	0.1%
Unincorporated	374	380	6	0.0%
Granite Falls UGA	1,412	3,516	2,104	2.2%
Granite Falls City	1,348	3,179	1,831	1.9%
Unincorporated	64	337	273	0.3%
Index UGA (incorporated)	117	127	10	0.0%
Lake Stevens UGA	12,281	17,307	5,026	5.3%
Lake Stevens City	10,470	14,883	4,413	4.6%
Unincorporated	1,811	2,424	613	0.6%
Maltby UGA (unincorporated)	71	71	NA	NA
Marysville UGA	22,709	32,951	10,242	10.7%
Marysville City	22,649	32,876	10,227	10.7%
Unincorporated	60	74	14	0.0%
Monroe UGA	5,838	7,443	1,605	1.7%
Monroe City	5,326	6,526	1,200	1.3%
Unincorporated	512	917	405	0.4%
Snohomish UGA	4,545	6,115	1,570	1.6%
Snohomish City	4,013	5,269	1,256	1.3%
Unincorporated	532	846	315	0.3%
Stanwood UGA	2,634	4,578	1,944	2.0%
Stanwood City	2,586	4,179	1,593	1.7%
Unincorporated	48	398	350	0.4%
Sultan UGA	1,887	3,004	1,117	1.2%
Sultan City	1,752	2,581	829	0.9%
Unincorporated	135	422	287	0.3%
S.W. County UGA	178,958	240,590	61,632	64.6%
Incorporated S.W.	112,679	155,774	43,095	45.2%
Bothell City (part)	6,780	9,782	3,002	3.1%
Brier City	2,226	2,550	324	0.3%
Edmonds City	18,396	21,168	2,772	2.9%
Everett City	44,656	70,067	25,411	26.7%
Lynnwood City	14,947	22,840	7,893	8.3%
Mill Creek City	7,991	8,756	765	0.8%
Mountlake Terrace City	8,643	10,928	2,285	2.4%
Mukilteo City	8,574	9,211	637	0.7%
Woodway Town	466	472	6	0.0%
Unincorporated S.W.	66,279	84,816	18,537	19.4%
UGA Total	239,466	327,971	88,505	92.8%
City Total	169,346	236,737	67,391	70.7%
Unincorporated UGA Total	70,120	91,234	21,114	22.1%
Non-UGA Total (Uninc Rural/Resource Area)	48,973	55,816	6,844	7.2%
County Total	288,439	383,787	95,348	100.0%

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

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APPENDIX B, Table 6 - 2035 Initial Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

Area	2011 Housing Unit Estimates	2035 Initial Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	178,958	240,590	61,632	64.6%
Incorporated SW County UGA Total	112,679	155,774	43,095	45.2%
Unincorporated SW County UGA Total	66,279	84,816	18,537	19.4%
Bothell Area	15,738	21,067	5,328	5.6%
Bothell City (part)	6,780	9,782	3,002	3.1%
Unincorporated MUGA	8,958	11,284	2,326	2.4%
Brier Area	3,045	3,431	387	0.4%
Brier City	2,226	2,550	324	0.3%
Unincorporated MUGA	819	882	63	0.1%
Edmonds Area	19,896	22,784	2,888	3.0%
Edmonds City	18,396	21,168	2,772	2.9%
Unincorporated MUGA	1,500	1,615	116	0.1%
Everett Area	61,276	88,496	27,220	28.5%
Everett City	44,656	70,067	25,411	26.7%
Unincorporated MUGA	16,620	18,428	1,809	1.9%
Lynnwood Area	25,249	38,186	12,938	13.6%
Lynnwood City	14,947	22,840	7,893	8.3%
Unincorporated MUGA	10,302	15,347	5,045	5.3%
Mill Creek Area	21,411	26,054	4,643	4.9%
Mill Creek City	7,991	8,756	765	0.8%
Unincorporated MUGA	13,420	17,298	3,878	4.1%
Mountlake Terrace Area	8,652	10,942	2,290	2.4%
Mountlake Terrace City	8,643	10,928	2,285	2.4%
Unincorporated MUGA	9	15	6	0.0%
Mukilteo Area	13,148	14,765	1,617	1.7%
Mukilteo City	8,574	9,211	637	0.7%
Unincorporated MUGA	4,574	5,554	980	1.0%
Woodway Area	466	2,004	1,538	1.6%
Woodway Town	466	472	6	0.0%
Unincorporated MUGA	-	1,532	1,532	1.6%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	1,155	2,047	892	0.9%
Lake Stickney Gap (Unincorporated)	2,850	3,640	790	0.8%
Meadowdale Gap (Unincorporated)	956	1,185	229	0.2%
Silver Firs Gap (Unincorporated)	5,117	5,989	872	0.9%
County Total	288,439	383,787	95,348	100.0%

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

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE INITIAL 2035 GROWTH TARGETS IN APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY BY RE-TITLING AND RE-ORDERING POPULATION AND EMPLOYMENT GROWTH TARGET TABLES AND BY ADDING HOUSING GROWTH TARGETS PURSUANT TO THE RECOMMENDATION OF SNOHOMISH COUNTY TOMORROW – 13