

Snohomish County Council
Snohomish County, Washington



ORDINANCE NO. 95- 110

AMENDING COUNTYWIDE PLANNING POLICY UG-2 AND APPENDIX B,
AND ORDINANCE 93-004 PURSUANT TO THE
SNOHOMISH COUNTY TOMORROW STEERING COMMITTEE
RECOMMENDATION ON TARGET RECONCILIATION

WHEREAS, Countywide Planning Policy UG-2 requires that the cities and county reconcile the 20-year population and employment growth target allocation once the growth management plans of jurisdictions in Snohomish County are adopted; and

WHEREAS, Policy UG-2 requires that the Snohomish County Tomorrow process be used to accomplish the target reconciliation effort; and

WHEREAS, the Planning Advisory Committee (PAC) of Snohomish County Tomorrow, beginning in April 1995, conducted a technical review of the preferred growth alternatives in adopted local comprehensive plans and recommended by consensus on July 13, 1995 a reconciled 2012 population and employment growth target allocation to replace the current Appendix B of the Countywide Planning Policies; and

WHEREAS, the PAC recommendation included amendments to Policy UG-2 which define the reconciled growth targets and their status during the phase II planning process for urban growth areas; and

WHEREAS, the Snohomish County Tomorrow Steering Committee reviewed the PAC recommendation on July 26 and accepted the PAC recommendation on August 23, 1995; and

WHEREAS, the Snohomish County Council held a public hearing on December 20, 1995 to consider the Countywide Planning Policy UG-2 amendment and replacement of Appendix B;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Ordinance 93-004, adopted February 4, 1993 and amended by Ordinance 94-002 on February 2, 1994 and Amended Ordinance 95-005 on February 15, 1995, is amended to include the following amendments to Policy UG-2 and Appendix B (shown attached) in the document entitled "County-Wide Planning Policies for Snohomish County," which was attached to, and incorporated by reference in Ordinance 93-004:

UG-2 Establish a subcounty allocation of projected growth that is consistent with the countywide planning policies through a cooperative planning process of Snohomish County Tomorrow, using the following steps: (Amended Feb. 15, 1995 - Ord. 95-005.)

- a. Initial Growth Targets: Initial population and employment projections will be based on the following sources: (Amended Feb. 15, 1995 - Ord. 95-005.)

1. The 20 year population projection of the Office of Financial Management (OFM) for Snohomish County;
2. The Puget Sound Regional Council's (PSRC) Vision 2020 population and employment distribution; and (Amended Feb. 15, 1995 - Ord. 95-005).
3. A further distribution of the population and employment forecasts within each of the 47 PSRC Forecast Analysis Zones in Snohomish County to arrive at forecasts for cities (within current city limits) and for preliminary urban growth areas subject to further Snohomish County Tomorrow review prior to finalization; (Amended Feb. 15, 1995 - Ord. 95-005).

~~((The forecasts shown in Appendix B are a starting point until replaced by an updated 2012 population and employment allocation no later than October 1, 1995. (Amended Feb. 15, 1995 - Ord. 95-005.)))~~

- b. Target Reconciliation: Once the GMA comprehensive plans of jurisdictions in Snohomish County are adopted, the Snohomish County Tomorrow process will be used to review and, if necessary, adjust the population and employment growth targets. (Amended Feb. 15, 1995 - Ord. 95-005.)
 1. The county and cities will jointly review the preferred growth alternatives in adopted local comprehensive plans for discrepancies with the target allocation associated with the county's preferred plan alternative. (Amended Feb. 15, 1995 - Ord. 95-005.)
 2. Based on the land supply, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of adopted local comprehensive plans, the Planning Advisory Committee of Snohomish County Tomorrow will recommend to the Snohomish County Tomorrow Steering Committee an updated 2012 population and employment allocation for cities, UGAs, and rural areas. (Amended Feb. 15, 1995 - Ord. 95-005.)
 3. The Snohomish County Tomorrow Steering Committee will review and recommend to the County Council an updated 2012 population and employment allocation for cities, UGAs, and rural areas. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the Growth Management Act and the countywide planning policies. (Amended Feb. 15, 1995 - Ord. 95-005.)
 4. The County Council will consider the recommendation of the Steering Committee and will replace Appendix B of the countywide planning policies with an updated 2012 population and employment allocation for cities, UGAs, and rural areas on or before October 1, 1995, and every year thereafter as appropriate. (Amended Feb. 15, 1995 - Ord. 95-005.)

The population and employment growth targets shown in Appendix B are the result of the Snohomish County Tomorrow target reconciliation process. These targets generally reflect the growth preferences expressed in the GMA comprehensive plans of the cities and Snohomish County. Where specific growth targets in city comprehensive plans initially adopted under GMA or documented by cities for County Council consideration during the establishment of the UGAs differ significantly from these reconciled targets, the city-preferred targets will be one of the alternatives analyzed jointly by the county and cities when the more detailed phase II UGA planning is conducted. This phase II planning will result in more specific land use designations within unincorporated UGAs. If an alternative target is preferred following the outcome of the phase II planning effort, this new information will be reviewed by Snohomish County Tomorrow during the annual growth target monitoring process described below in policy UG-2(c). An amendment to the growth targets in Appendix B reflecting the phase II planning outcome could then result. During the interim period between the adoption of the reconciled growth targets in Appendix B and any future amendments to Appendix B resulting from the phase II planning process, the city-preferred growth targets will not be considered inconsistent with Appendix B.

- c. Long Term Monitoring: Subsequent to the target reconciliation, Snohomish County Tomorrow will establish a long term monitoring process to review annually and, if necessary, adjust the population and employment growth targets. (Amended Feb. 15, 1995 - Ord. 95-005.)
 1. Snohomish County and the cities will jointly monitor the following: (Amended Feb. 15, 1995 - Ord. 95-005.)
 - (a) estimated population and employment growth;
 - (b) annexations and incorporations;
 - (c) residential and non-residential land consumption;
 - (d) land supply and land values relative to demographic changes; and
 - (e) availability and affordability of housing. ((a),(b),(c),(d),(e) Amended Feb. 15, 1995 - Ord. 95-005.)
 2. Snohomish County will participate with cities through Snohomish County Tomorrow to develop more detailed monitoring criteria. (Amended Feb. 15, 1995 - Ord. 95-005.)
 3. Results of the target monitoring program will be published in a growth monitoring report, the first of which shall be produced within one year of the County Council action replacing Appendix B of the countywide planning policies with the updated growth targets resulting from initial target reconciliation. (Amended Feb. 15, 1995 - Ord. 95-005.)
 4. The Snohomish County Tomorrow Steering Committee will review, and may recommend to the County Council, an adjustment to the population and employment allocation for cities, UGAs, and rural areas. The allocation shall be based on the results of the target monitoring program and be consistent with the Growth Management Act and the countywide planning policies. (Amended Feb. 15, 1995 - Ord. 95-005.)

5. The County Council will consider the recommendation of the Steering Committee and may amend Appendix B of the countywide planning policies with adjusted population and employment targets for cities, UGAs, and rural areas. (Amended Feb. 15, 1995 - Ord. 95-005.)

PASSED this 20th day of December, 1995.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Karen Miller
Chairperson

Approved as to Form:

Jeanette Bunage
Deputy Prosecuting Attorney

ATTEST:

Barbara Silvestri
Clerk of Council, *Asst.*

APPROVED
 VETOED
 EMERGENCY

DATE: 12/26/95

Gary Weibel
County Executive
GARY WEIBEL
Executive Director

ATTEST:

Laura Nelson

[Page 1 of 3 to be deleted.]

APPENDIX B

Initial 2012 Population Forecast
For Cities and the Interim Urban Growth Areas (IUGA)
(See notes on next page)

Aug-5-92
Revised Sep-12-92

Area /1	1992 Pop Estimate	2012 Pop Forecast	1992-2012 Change
Arlington/Marysville IUGA	39,691	56,566	16,875
Arlington City	4,450	6,139	1,689
Marysville City	13,030	18,240	5,210
Unincorporated	22,211	32,187	9,976
Darrington IUGA /2	1,075	1,112	37
Gold Bar IUGA /2	1,140	1,208 /4	68
Granite Falls IUGA	1,451	2,193	742
Granite Falls Town	1,260	1,683	423
Unincorporated	191	510	319
Index IUGA /2	140	148 /4	8
Lake Stevens IUGA	14,564	20,678	6,114
Lake Stevens City	4,240	5,672	1,432
Unincorporated	10,324	15,006	4,682
Monroe IUGA	7,708	9,310	1,602
Monroe City	4,970	6,145	1,175
Unincorporated	2,738	3,165	427
Snohomish IUGA	9,427	11,015	1,588
Snohomish City	6,650	7,533	883
Unincorporated	2,777	3,482	705
Starwood IUGA	2,640	3,911	1,271
Starwood City	2,155	3,059	904
Unincorporated	485	852	367
Sultan IUGA	2,329	3,542 /4	1,213
Sultan Town	2,293	3,256	963
Unincorporated	36	286	250
S.W. County IUGA	312,873	466,916	154,043
Incorporated	195,160	266,471	71,311
Bothell City (part)	11,295 /3	19,708	8,413
Brier City	5,740	7,387	1,647
Edmonds City	30,750	36,787	6,037
Everett City	75,840	100,432	24,592
Lynnwood City	29,110	38,043	8,933
Mill Creek City	8,270	14,709 /4	6,439
Nlake Terrace City	19,820	24,730	4,910
Nukiteo City	13,420	23,502	10,082
Woodway Town	915	1,173	258
Unincorporated	117,713	200,445	82,732
Alderwood	16,282	25,999	9,717
Esperance	11,382	12,482	1,100
North Creek - N.	27,122	49,199	22,077
North Creek - S.	22,831	38,640	15,809
Paine Field	38,961	72,671	33,710
Other	1,135	1,454	319
IUGA Total	393,038 (80%)	576,599 (81%)	183,561 (83%)
City Total	236,563 (60%)	320,666 (45%)	84,103 (38%)
Uninc. IUGA Total	156,475 (40%)	255,933 (36%)	99,458 (45%)
Non-IUGA Total	101,262 (20%)	137,645 (19%)	36,383 (17%)
Rural (Uninc.)			/5
County Total	494,300 (100%)	714,244 (100%)	219,944 (100%)

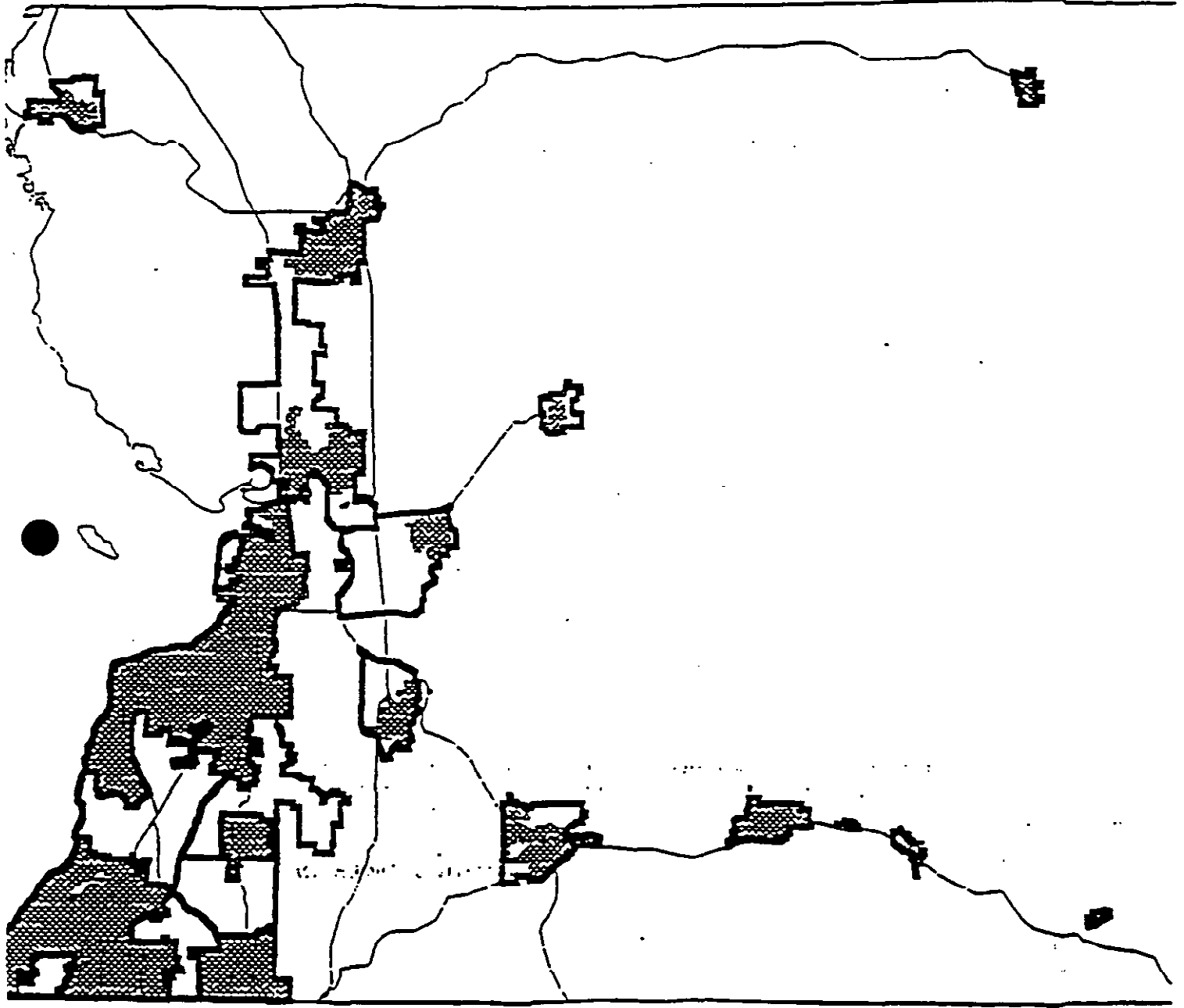
[Page 2 of 3 to be deleted.]

- City forecasts are shown for current city boundaries. IUGA forecasts are based on preliminary IUGA boundaries as of July 15/92 (see attached map).
- _/2 - IUGA identical to town boundary at this time.
- _/3 - For comparison purposes, the Apr 1/92 population estimate for Bothell includes the unincorporated population in Canyon Park, even though this area was not annexed by Bothell until Apr 30/92.
- _/4 - Further analysis needed.
- _/5 - The 36,383 population increase in rural unincorporated Snohomish County is 38 percent lower than the PSRC's Existing Plans Forecast.

NOTE: These forecasts are based on the May 28/92 draft PSRC Vision 2020 Alt. #1 forecast, adjusted to add to the Office of Financial Management (OFM) 2012 population projection of 714,244 for Snohomish County. The forecasts were distributed to cities using the County's POPUL model. POPUL disaggregates the PSRC forecasts (produced for each of Snohomish County's 47 Forecast and Analysis Zones - FAZs) to 16th sections based on each 16th section's theoretical holding capacity for population assuming full residential buildout at the highest allowable density. The 16th section forecasts are then aggregated to produce a city and IUGA population forecast. These forecasts, center designations, and density standards represent initial city and IUGA assignments to be further evaluated once IUGA boundaries are finalized and information on developable land supply and capital facilities capacity is obtained.

Prepared by Snohomish County Planning Department, August 5, 1992.

[Page 3 of 3 to be deleted.]



Interim UGA boundaries (shown with thick lines) used for initial population forecast. Cities are shown in cross-hatch.

APPENDIX B							
2012 Population Targets for Cities, Urban Growth Areas (UGAs), and Rural Areas							
(Accepted by Snohomish County Tomorrow Steering Committee on August 23, 1995)							
Area /1	1992 Population Estimate /2		2012 Population		1992-2012 Change		Annual Avg % Change /3
Non-S.W. County UGA	80,816	16%	138,440	19%	57,624	26%	2.6%
Arlington/Smokey Point/Marysville UGA	39,205		67,410		28,205		2.6%
Arlington/Smokey Point portion	6,866		14,990		8,124		3.7%
Arlington City	4,555		7,900		3,345		2.7%
Unincorporated Arlington	482		2,340		1,858		6.6%
Smokey Pt./Lakewood/Is. Crossing (uninc.)	1,829		4,750		2,921		4.4%
Marysville portion	32,339		52,420		20,081		2.4%
Marysville City	14,122		22,600		8,478		2.3%
Unincorporated Marysville	18,217		29,820		11,603		2.4%
Darrington UGA	1,131		1,240		109		0.5%
Darrington Town	1,075		1,175		100		0.4%
Unincorporated	58		65		9		0.7%
Gold Bar Town /4	1,140		1,680		540		1.9%
Granite Falls UGA	1,416		4,000		2,584		4.8%
Granite Falls Town	1,284		2,835		1,551		3.8%
Unincorporated	132		1,165		1,033		8.0%
Index Town /4	140		190		50		1.5%
Lake Stevens UGA	14,284		26,090		11,806		2.9%
Lake Stevens City	4,240		8,771		4,531		3.5%
Unincorporated	10,044		17,319		7,275		2.7%
Monroe UGA	8,883		13,920		5,037		2.2%
Monroe City	5,095		8,000		2,905		2.2%
Unincorporated	3,788		5,920		2,132		2.2%
Snohomish UGA	9,386		12,910		3,544		1.6%
Snohomish City	6,870		7,800		930		0.6%
Unincorporated	2,496		5,110		2,614		3.4%
Stanwood UGA	2,538		5,820		3,284		3.9%
Stanwood City	2,155		3,378		1,223		2.2%
Unincorporated	381		2,442		2,061		7.3%
Sultan UGA	2,715		5,180		2,465		3.1%
Sultan Town	2,315		3,670		1,355		2.3%
Unincorporated	400		1,510		1,110		5.6%
S.W. County UGA	315,275	64%	443,356	62%	128,081	56%	1.7%
Incorporated S.W.	195,403		248,708		53,303		1.2%
Bothell City (part)	11,312		19,730		8,418		2.7%
Brier City	5,760		7,200		1,440		1.1%
Edmonds City	30,895		36,930		6,035		0.9%
Everett City	75,846		86,000		20,154		1.2%
Lynnwood City	29,113		33,090		3,977		0.8%
Mill Creek City	8,309		12,730		4,421		2.1%
Mtlake Terrace City	19,833		22,105		2,272		0.5%
Mukilteo City	13,420		19,911		6,491		1.9%
Woodway Town	915		1,010		95		0.5%
Unincorporated S.W.	119,872		194,650		74,778		2.4%
UGA Total	396,091	80%	561,796	81%	165,705	84%	1.9%
City Total	238,394	48%	316,705	44%	78,311	36%	1.4%
Unincorporated UGA Total	157,697	32%	245,091	37%	107,394	49%	2.5%
Non-UGA Total (Rural Unincorporated)	98,209	20%	132,448	19%	34,239	16%	1.5%
County Total	494,300	100%	714,244	100%	219,944	100%	1.6%

APPENDIX B

**2012 Employment Targets
for Cities, Urban Growth Areas (UGAs), and Rural Areas**

(Accepted by Snohomish County Tomorrow Steering Committee on August 23, 1995)

Area /1	1990 Employment Estimate		2012 Employment		1990-2012 Change		Annual Avg % Change /2
Non-S.W. County UGA	26,860	17%	48,563	17%	19,703	18%	2.4%
Arlington/Smokey Point/Marysville UGA	12,973		23,312		10,339		2.6%
Arlington/Smokey Point portion	5,681		10,094		4,413		2.5%
Arlington City	4,756		6,004		1,248		1.1%
Unincorporated Arlington	106		534		428		6.1%
Smokey Pt./Lakewood/Is. Crossing (uninc.)	819		3,556		2,737		5.7%
Marysville portion	7,292		13,218		5,926		2.6%
Marysville City	6,017		10,072		4,055		2.3%
Unincorporated Marysville	1,275		3,146		1,871		3.8%
Darrington UGA	219		297		78		1.4%
Darrington Town	219		297		78		1.4%
Unincorporated	N.A.		N.A.		N.A.		N.A.
Gold Bar Town /3	286		512		226		2.6%
Granite Falls UGA	631		1,002		371		2.1%
Granite Falls Town	576		696		120		0.9%
Unincorporated	55		306		251		6.3%
Index Town /3	37		48		11		1.2%
Lake Stevens UGA	2,850		6,444		3,594		3.5%
Lake Stevens City	758		2,279		1,521		4.6%
Unincorporated	2,092		4,165		2,073		3.0%
Monroe UGA	4,289		7,078		2,789		2.2%
Monroe City	3,293		5,910		2,617		2.6%
Unincorporated	996		1,168		172		0.7%
Snohomish UGA	3,354		4,725		1,371		1.5%
Snohomish City	3,090		4,033		943		1.2%
Unincorporated	264		692		428		4.1%
Stanwood UGA	1,551		2,228		677		1.6%
Stanwood City	1,466		2,068		602		1.5%
Unincorporated	85		160		75		2.8%
Sultan UGA	670		917		247		1.4%
Sultan Town	670		917		247		1.4%
Unincorporated	N.A.		N.A.		N.A.		N.A.
S.W. County UGA	128,187	79%	211,155	78%	82,968	78%	2.2%
Incorporated S.W.	112,483		182,728		70,245		2.2%
Bothell City (part)	3,588		8,342		4,754		3.6%
Brier City	213		404		191		2.8%
Edmonds City	9,263		12,384		3,121		1.3%
Everett City	68,265		109,814		41,549		2.1%
Lynnwood City	21,509		34,738		13,227		2.1%
Mill Creek City	926		2,410		1,484		4.0%
Milake Terrace City	3,463		4,798		1,335		1.5%
Mukilteo City	5,212		9,790		4,578		2.8%
Woodway Town	44		50		6		0.6%
Unincorporated S.W.	15,704		28,427		12,723		2.6%
UGA Total	155,047	95%	257,718	96%	102,671	96%	2.3%
City Total	133,651	82%	215,564	80%	81,913	77%	2.1%
Unincorporated UGA Total	21,396	13%	42,154	16%	20,758	19%	3.0%
Non-UGA Total (Rural Unincorporated)	7,430	5%	11,377	4%	3,947	4%	1.9%
County Total	162,477	100%	269,095	100%	106,618	100%	2.2%

APPENDIX B

POPULATION TARGETS --- FOOTNOTES

- /1 - City population estimates and forecasts are shown for city boundaries as of Feb 28/93.
- /2 - The 1992 population estimate equals the State Office of Financial Management (OFM) April 1, 1992 estimate plus any population annexed by the city between April 1, 1992 and February 28, 1993 as reported by OFM.
- /3 - Average annual percentage change is calculated using arithmetic approximation: average annual growth divided by the average of 1992 and 2012 population.
- /4 - UGA boundary is identical to the town boundary for Index, and nearly identical for Gold Bar.
- /5 - The 34,239 population increase in rural unincorporated Snohomish County is 44 percent lower than the Puget Sound Regional Council's (PSRC) Existing Plans 20-year forecasted increase of 61,109.

NOTE: These forecasts are based on the Feb 16/93 PSRC Vision 2020 Alt. #1 forecast for the year 2010, adjusted to add to the Office of Financial Management's (OFM) 2012 population projection of 714,244 for Snohomish County. The forecasts were initially disaggregated to cities and UGAs using the County's POPUL model. POPUL disaggregates the PSRC population forecast for each of Snohomish County's 47 Forecast and Analysis Zones (FAZs) to 16th sections within each FAZ, based on each 16th section's additional holding capacity for population. The 16th section forecasts were then aggregated to produce a city and UGA population forecast. Based on a subsequent evaluation of city and county GMA comprehensive plans and the discrepancies between the city-preferred growth targets and the county's preferred allocation, the Planning Advisory Committee of Snohomish County Tomorrow reached consensus on July 13, 1995 and recommended the reconciled 2012 population allocation shown in this table.

EMPLOYMENT TARGETS --- FOOTNOTES

- /1 - City employment estimates and forecasts are shown for city boundaries as of Feb 28/93.
 - /2 - Average annual percentage change is calculated using arithmetic approximation: average annual growth divided by the average of 1990 and 2012 employment.
 - /3 - UGA boundary is identical to the town boundary for Index, and nearly identical for Gold Bar.
- N/A - Information currently not available.

NOTE: The 1990 employment estimates are based on PSRC's 1990 FAZ employment distribution derived from Washington State Employment Security Department data, and disaggregated to cities and UGAs using Snohomish County Planning Department's 1990 Employment Security database. The employment forecasts are based on the Feb 16/93 PSRC Vision 2020 Alt. #1 FAZ forecast distribution for the year 2010, and disaggregated to cities and UGAs using Snohomish County Planning Department's employment correspondence table which relates FAZ employment forecasts to smaller units of geography. The employment estimates and forecasts represent 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. Based on a subsequent evaluation of city and county GMA comprehensive plans and the discrepancies between the city-preferred growth targets and the county's preferred allocation, the Planning Advisory Committee of Snohomish County Tomorrow reached consensus on July 13, 1995 and recommended the reconciled 2012 employment allocation shown in this table.

APPENDIX B

