



**Snohomish County**  
**Planning and Development Services**

**Aaron Reardon**  
County Executive

(425) 388-3311  
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December 2, 2009

M/S #604  
3000 Rockefeller Avenue  
Everett, WA 98201-4046

City of Shoreline Planning Commission  
17500 Midvale Ave. NE  
Shoreline, WA 98133

SUBJECT: City of Shoreline's Proposed Point Wells Subarea Plan and Pre-Annexation Zoning

Dear Commissioners:

This letter is in response to a notice inviting Snohomish County to comment on the City of Shoreline's proposed subarea plan and pre-annexation zoning for the lowland portion of Point Wells, in advance of the Shoreline Planning Commission's public hearing scheduled for December 3, 2009.

Snohomish County would like to reemphasize that we cannot support the City of Shoreline's proposed subarea plan and pre-annexation zoning for the lowland portion of Point Wells. The city was previously sent a letter on July 1, 2009 (see attachment), which expressed the position that county policy does not support the city's proposed "Future Service and Annexation Area (FSAA)" designation on properties within the county's jurisdiction.

Point Wells is an unincorporated area within the county's Southwest Urban Growth Area (SWUGA). The SWUGA is comprised of nine cities, including the Town of Woodway, and unincorporated county land. County policy directs that urban levels of service within the SWUGA should ultimately be provided by those nine cities. Areas eligible for annexation into the nine cities within the county's SWUGA are designated as Municipal Urban Growth Areas (MUGAs). The delineation and adoption of these MUGA boundaries by the county council allows the county to plan for the development of these urban areas in coordination with the city they are most likely to join in the future. Point Wells is entirely within the adjacent Town of Woodway's MUGA.

Specifically, Shoreline's proposal is inconsistent with the following policies in the Countywide Planning Policies (CPP) for Snohomish County:

Policy 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:

- a. Initial Growth Targets: Initial population and employment projections will be based on the following sources:
  1. The most recently published official 20-year population projection of the Office of Financial Management (OFM) for Snohomish County;
  2. The Puget Sound Regional Council's (PSRC) most recent population and employment distribution; and
  3. A further distribution of the population and employment forecasts within each of the 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 . . .

Policy UG-17 Municipal Urban Growth Areas (MUGAs) shall be established within the Southwest Urban Growth Area (SWUGA) and documented in county and city comprehensive plans for the purposes of allocating population as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA as portrayed on the map in Appendix B. Inconsistent MUGAs may be reconciled between the affected cities within Snohomish County and the county. For purposes of UG-17, "affected cities" may also include cities located outside of Snohomish County only at such time that interlocal agreements between the affected cities and Snohomish County have been adopted by all parties pursuant to Countywide Planning Policy OD-2<sup>1</sup>. MUGA boundaries that are congruent with the Southwest UGA boundary may be amended by agreement and action by the County and affected cities following consultation with the cities. MUGA boundaries that are not congruent with the Southwest UGA boundary may be amended by agreement and action by the affected cities following consultation by the County. Legally binding agreements executed by the County and a city will define terms of the transfer of responsibilities for planning and/or development.

Policy OD-12 An interlocal agreement between Snohomish County and any jurisdiction determined necessary by the County shall be in place for proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately outside of Snohomish County. This agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public service delivery, facilities financing, transportation, concurrency management, mitigation payments, public infrastructure maintenance improvement shortfalls and any other similar jurisdictional issues identified by the County, the city or district proposing the annexation, and any jurisdiction affected by the proposed annexation. Such agreement shall be approved prior to the city or district submitting a Notice of Intention to Annex to the County Boundary Review Board or, if not subject to Boundary Review Board review, prior to approval of the annexation to the city or special district.

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<sup>1</sup> Editor's Note: UG-17 was added by Amended Ord. 04-007 on Mar. 31, 2004. While preparing this compilation, it was discovered that this reference to OD-2 should actually be a reference to OD-12

Shoreline's proposal is inconsistent with the following policies in Snohomish County's Growth Management Act Comprehensive Plan – General Policy Plan (GPP):

Policy PE 1.A.4 The population and employment allocation for the unincorporated Southwest UGA shown in Appendix D shall include subtotals for the municipal urban growth areas (MUGAs) associated in the countywide planning policies with each of the nine cities in the Southwest UGA.

Policy IC 1.B.4 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.

Policy IC 1.E.1 The MUGA boundaries shall be as adopted by the county and shown in Map 3. The county and the cities within the SWUGA shall, when necessary, modify MUGA boundaries for the purposes of allocating population (Appendix D) as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA.

Shoreline's proposed Point Wells subarea plan for a portion of Woodway's MUGA does not address the issue of resolving a necessary reassignment of projected employment and population growth that is currently allocated to Woodway's MUGA. The city's proposed subarea plan is, therefore, inconsistent with the above identified CPP Policy UG-2 and GPP Policy PE 1.A.4. The city's proposed subarea plan does not identify a process for reassigning this growth to a new MUGA whose city is entirely located outside of the county. Shoreline has not previously participated in the Snohomish County Tomorrow (SCT) subcounty growth allocation process and, therefore, has not been assigned 2025 growth targets within Snohomish County.

There is currently no interlocal annexation agreement between Shoreline and Snohomish County as required by the above identified CPP Policy OD-12 and GPP Policy IC 1.B.4. The city's draft subarea plan does not include a provision that would require such an agreement be adopted prior to the city submitting to the Boundary Review Board for Snohomish County a notice of intention to annex the Point Wells lowland area. Until an interlocal annexation agreement is in place, the county cannot support efforts by Shoreline to designate any portion of the Point Wells area as a Future Service and Annexation Area.

The city's proposed subarea plan does not include any consideration of potential annexation boundary issues that would arise if the city attempted to annex the Point Wells area. It should be noted that the Town of Woodway has a much larger shared boundary with the Point Wells Lowland Area compared to the City of Shoreline's shared boundary with that area. Since only a

very small portion of the unincorporated Point Wells area within Snohomish County is contiguous to Shoreline's city limits, any proposal by Shoreline to annex the Point Wells area is likely to be considered a "shoestring" annexation with extremely irregular boundaries.

In summary, any proposed subarea plan, pre-annexation zoning or annexation by the City of Shoreline for any portion of the Point Wells area would be inconsistent with the Countywide Planning Policies for Snohomish County, the Snohomish County Comprehensive Plan and the annexation criteria given consideration by the Boundary Review Board for Snohomish County. Should you have any additional questions please feel free to contact Jacqueline Reid, PDS Supervisor, at 425-388-3380.

Sincerely,



Larry W. Adamson, AICP  
Acting Planning and Development Services Director

cc: Brian Parry, Executive Director, Snohomish County  
Bobann Fogard, TES Director, Public Works, Snohomish County  
Jacqueline Reid, AICP, Supervisor, PDS, Snohomish County

Attachments: July 1, 2009 letter to City of Shoreline  
Appendix B of Countywide Planning Policies  
Appendix D of General Policy Plan



**Snohomish County**  
**Planning and Development Services**

**Aaron Reardon**  
County Executive

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M/S #604  
3000 Rockefeller Avenue  
Everett, WA 98201-4046

July 1, 2009

Mr. Steve Cohn  
City of Shoreline  
17544 Midvale Avenue N.  
Shoreline, WA 98133-4921

RE: Shoreline's Designation of the Point Wells area in Snohomish County as a Potential Annexation Area

Dear Mr. Cohn:

This is in response to Mr. Tovar's letter dated April 20, 2009 inviting Snohomish County to comment on the comprehensive plan amendment the City of Shoreline is considering to re-designate 61 acres of the lowland portion of the Point Wells site from a Potential Annexation Area (PAA) to a "Future Service Area (FSA)" designation. Snohomish County cannot support the City's proposed comprehensive plan amendment for the reasons outlined below.

Snohomish County does not have or recognize the designation of either a PAA or an FSA for unincorporated property within the County. Areas eligible for annexation into jurisdictions within the County's Southwest Urban Growth Area (SWUGA) are designated as Municipal Urban Growth Areas (MUGAs). In the case of Point Wells, the entire site is located within the Town of Woodway's MUGA.

Policy UG-17 in the Snohomish County Countywide Planning Policies states:

UG-17 Municipal Urban Growth Areas (MUGAs) shall be established within the Southwest Urban Growth Area (SWUGA) and documented in county and city comprehensive plans for the purposes of allocating population as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA as portrayed on the map in Appendix B. Inconsistent MUGAs may be reconciled between the affected cities within Snohomish County and the county. For purposes of UG-17, "affected cities" may also include cities located outside of Snohomish County only at such time that interlocal agreements

between the affected cities and Snohomish County have been adopted by all parties pursuant to Countywide Planning Policy OD-2<sup>1</sup>. MUGA boundaries that are congruent with the Southwest UGA boundary may be amended by agreement and action by the County and affected cities following consultation with the cities. MUGA boundaries that are not congruent with the Southwest UGA boundary may be amended by agreement and action by the affected cities following consultation by the County. Legally binding agreements executed by the County and a city will define terms of the transfer of responsibilities for planning and/or development. (Added Mar. 31, 2004 – Amended Ord. 04-007).

- OD-12 An interlocal agreement between Snohomish County and any jurisdiction determined necessary by the County shall be in place for proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately outside of Snohomish County. This agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public service delivery, facilities financing, transportation, concurrency management, mitigation payments, public infrastructure maintenance/improvement shortfalls and any other similar jurisdictional issues identified by the County, the city or district proposing the annexation, and any jurisdiction affected by the proposed annexation. Such agreement shall be approved prior to the city or district submitting a Notice of Intention to Annex to the County Boundary Review Board or, if not subject to Boundary Review Board review, prior to approval of the annexation to the city or special district. (Added Jan 19, 2000 – Amended Ord. 99-120)

Snohomish County's General Policy Plan Interjurisdictional Coordination Section includes the following requirement for any proposed cross-county annexation:

IC Policy 1.B.4 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.

Additionally, the boundary around the area of Point Wells is 1.71 miles. Of this area, 53 percent is contiguous with the Town of Woodway's corporate limits, while less than 3 percent is contiguous with the City of Shoreline's corporate limits. Since such a small percentage of the area is contiguous to Shoreline's City limits, any annexation proposal to the City for the Point Wells area is likely to be considered a "shoestring" annexation with extremely irregular boundaries.

Any proposed annexation by the City of Shoreline into the Point Wells area would therefore be inconsistent with the Countywide Planning Policies, the Snohomish County Comprehensive Plan

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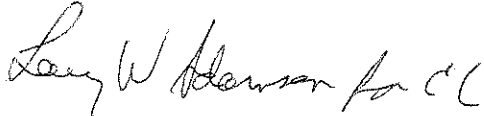
<sup>1</sup> Editor's Note: UG-17 was added by Amended Ord. 04-007 on Mar. 31, 2004. While preparing this compilation, it was discovered that this reference to OD-2 should actually be a reference to OD-12

Letter to City of Shoreline  
July 1, 2009

and other areas that may be given consideration by the Washington State Boundary Review Board for Snohomish County.

In summary, the County does not support the comprehensive plan amendment to re-designate the Point Wells area proposed by the City of Shoreline. Should you have any additional questions please feel free to contact me at 425-388-3122.

Sincerely,



Craig Ladiser  
Director, Planning and Development Services

cc: Councilmember Mike Cooper, Snohomish County Council Chair  
Brian Parry, Executive Director  
Larry Adamson, Manager  
Joseph Tovar, City of Shoreline Planning Director

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>	134,101	226,794	92,693	32.5%
Arlington UGA	13,820	27,000	13,080	4.6%
Arlington City	13,260	16,150	4,870	1.7%
Unincorporated	840	8,850	8,210	2.9%
Darrington UGA	1,468	2,125	657	0.2%
Darrington Town	1,335	1,910	575	0.2%
Unincorporated	133	215	82	0.0%
Gold Bar UGA	2,817	3,500	683	0.2%
Gold Bar City	2,655	2,497	442	0.2%
Unincorporated	762	1,003	241	0.1%
Granite Falls UGA	2,909	6,970	4,061	1.4%
Granite Falls City	2,760	4,778	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	6.9%
Lake Stevens City	6,840	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	6.2%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	79,800	28,972	10.3%
Marysville City	27,580	36,737	9,157	3.3%
Unincorporated	23,248	43,063	19,815	7.0%
Monroe UGA	16,240	26,590	10,350	3.7%
Monroe City	14,870	20,540	5,870	2.1%
Unincorporated	1,570	6,050	4,480	1.6%
Snohomish UGA	10,194	14,535	4,341	1.5%
Snohomish City	8,575	9,891	1,408	0.5%
Unincorporated	1,619	4,644	2,936	1.0%
Starwood UGA	4,479	8,840	4,361	1.5%
Starwood City	4,085	5,850	1,585	0.6%
Unincorporated	394	3,190	2,796	1.0%
Sultan UGA	4,258	11,119	6,861	2.4%
Sultan City	3,910	8,190	4,280	1.5%
Unincorporated	348	2,929	2,581	0.9%
<b>S.W. County UGA</b>	380,579	533,125	152,546	54.2%
Incorporated S.W.	242,490	303,227	60,737	21.6%
Bothell City (part)	14,490	22,000	7,510	2.7%
Brier City	6,445	7,790	1,345	0.5%
Edmonds City	39,460	44,880	5,420	1.9%
Everett City	96,070	123,060	26,990	9.6%
Lynnwood City	33,990	43,782	9,792	3.5%
Mill Creek City	12,055	16,089	4,034	1.4%
Mtlake Terrace City	20,470	22,456	1,986	0.7%
Mukilteo City	18,520	22,000	3,480	1.2%
Woodway Town	990	1,170	180	0.1%
Unincorporated S.W.	138,089	229,898	91,808	32.6%
<b>UGA Total</b>	514,680	759,919	245,239	87.1%
City Total	327,540	420,202	92,662	32.8%
Unincorporated UGA Total	187,140	339,717	152,577	54.2%
<b>TDR Population Reserve</b>	NA	4,800	4,800	1.7%
<b>Potential UGA total</b>	514,680	764,719	250,139	88.9%
<b>Non-UGA Total * (Rural Unincorporated)</b>	113,320	144,634	31,314	11.1%
<b>County Total</b>	628,000	909,453	281,453	100.0%

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.



**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>60,625</b>	<b>17,520</b>	<b>26.0%</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	6.6%
Darrington UGA	371	585	164	0.1%
Darrington Town	371	415	44	0.0%
Unincorporated	-	115	115	0.1%
Golf Bar UGA	175	210	35	0.0%
Golf Bar City	172	210	38	0.0%
Unincorporated	2	-	(2)	0.0%
Granite Falls UGA	602	2,200	1,598	1.0%
Granite Falls City	602	2,109	1,507	0.9%
Unincorporated	-	91	91	0.1%
Index UGA (incorporated)	44	70	26	0.0%
Lake Stevens UGA	3,799	6,815	3,016	1.9%
Lake Stevens City	1,104	7,825	6,441	4.4%
Unincorporated	2,695	4,810	2,174	1.5%
Maltby UGA (unincorporated)	2,107	4,960	2,853	2.0%
Marysville UGA	11,292	24,608	12,716	8.6%
Marysville City	9,369	18,891	7,482	5.2%
Unincorporated	1,923	7,197	5,204	3.6%
Monroe UGA	7,627	12,360	4,733	3.3%
Monroe City	7,506	11,800	4,294	3.0%
Unincorporated	121	560	469	0.3%
Snohomish UGA	4,842	6,730	1,888	1.3%
Snohomish City	4,015	4,900	885	0.6%
Unincorporated	827	1,830	1,003	0.7%
Stanwood UGA	3,081	5,690	2,609	1.7%
Stanwood City	2,856	4,790	1,934	1.3%
Unincorporated	225	760	535	0.4%
Sultan UGA	880	2,000	1,140	0.8%
Sultan City	843	1,670	1,127	0.8%
Unincorporated	37	30	(7)	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%
Brier City	300	430	130	0.1%
Edmonds City	10,300	12,190	1,890	1.3%
Everett City	80,493	130,340	49,847	34.5%
Lynnwood City	22,575	36,550	13,975	10.0%
Hill Creek City	2,890	4,544	1,654	1.1%
Millake Terrace City	7,809	8,039	170	0.1%
Mukilteo City	6,449	9,450	3,001	2.1%
Woodway Town	53	60	7	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>133,896</b>	<b>62.7%</b>
City Total	177,548	278,743	101,195	70.0%
Unincorporated UGA Total	28,761	61,462	32,701	22.8%
<b>Non-UGA Total *</b>	<b>7,566</b>	<b>18,150</b>	<b>10,584</b>	<b>7.3%</b>
(Rural/Unincorporated)				
<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 2,600 total jobs in 2002).  
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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.

Unincorporated MUGAs within SW UGA:	2002 Estimated Population	2025 Population Target	2002-2025 Numeric Change
Bothell	16,121	29,565	13,444
Brier	2,157	3,295	1,138
Edmonds	3,516	4,466	950
Everett	36,205	50,210	14,005
Lynnwood	19,758	34,335	14,577
Mill Creek	28,529	56,232	27,703
Mountlake Terrace	82	105	23
Mukilteo	10,662	14,910	4,248
Paine Field	324	-	(324)
Woodway	-	170	170
<u>Overlap area:</u>			
Larch Way (between Mill Creek & Lynnwood)	2,119	4,390	2,271
<u>Gaps:</u>			
Lake Stickney	4,115	10,520	6,705
Norma Beach	2,826	3,320	494
Silver Firs	11,675	18,080	6,405
<b>Unincorporated MUGA total</b>	<b>138,089</b>	<b>229,898</b>	<b>91,809</b>

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

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

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

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

## Appendix B

### Technical Notes to Accompany 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.



Appendix B

# Southwest Snohomish County MUGA Boundaries

Effective Date: June 20, 2008

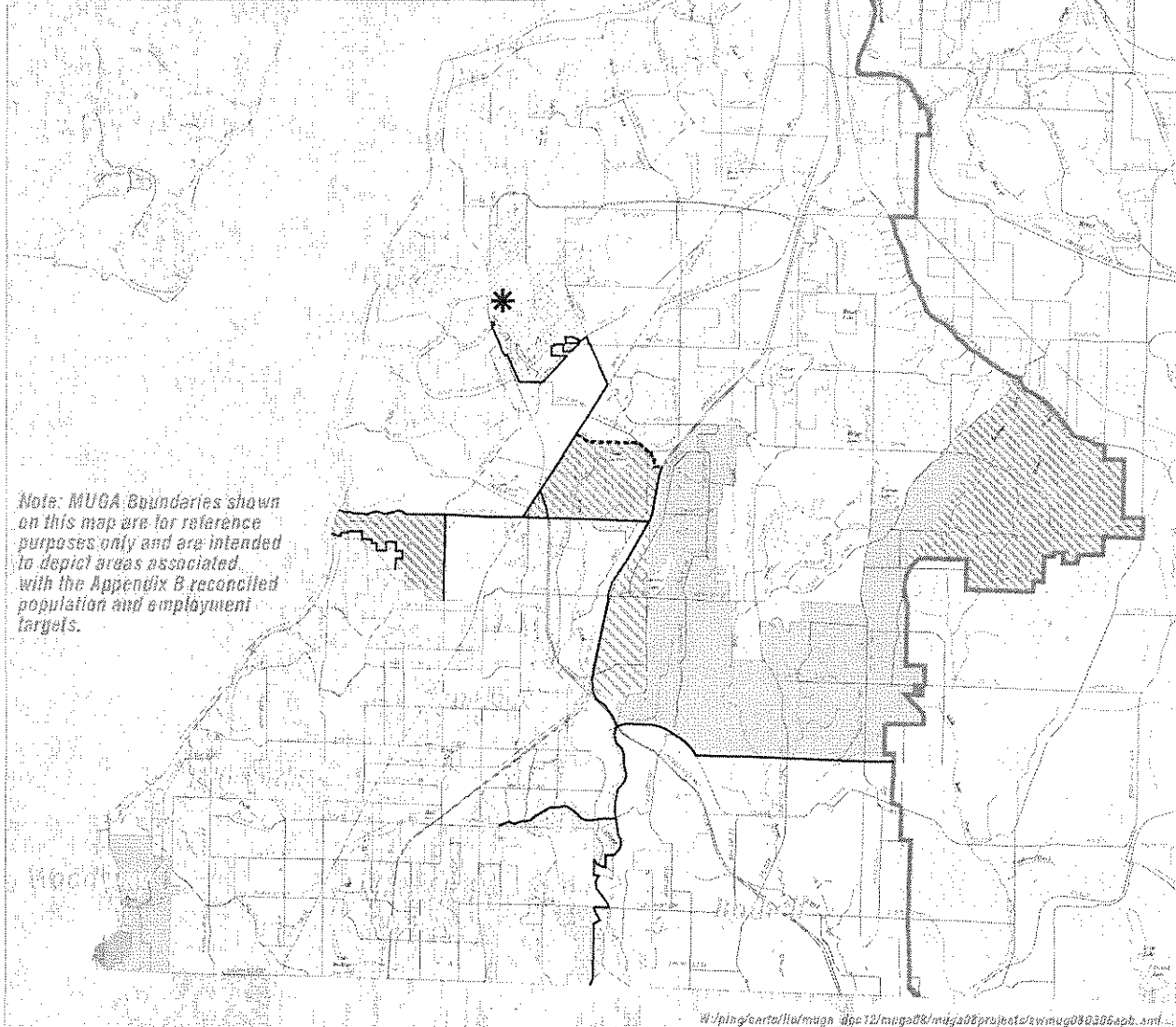
MUGA = Municipal Urban Growth Area

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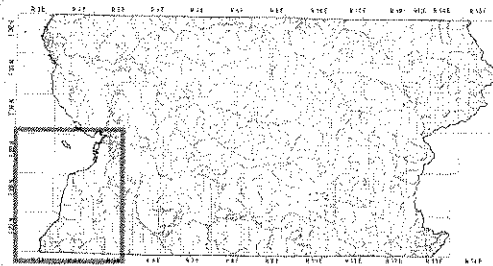
Produced by the Snohomish County Department of Planning and Development Services Cartography/GIS  
Snohomish County

Note: MUGA Boundaries 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.



W:\p\g\carta\110\muga\doc\12\muga08\muga08\proj\01\swmuga080305.apb.sml

- |  |  |  |   |
|--|--|--|---|
|  | Paine Field, Silver Firs, and Cathcart Areas |  | Proposed Brler MUGA   |
|  | City of Mukilteo                             |  | City of Bothell   |
|  | Proposed Mukilteo MUGA                       |  | Proposed Bothell MUGA   |
|  | City of Everett                              |  | City of Edmonds   |
|  | Proposed Everett MUGA                        |  | Proposed Edmonds MUGA   |
|  | City of Lynnwood                             |  | City of Woodway   |
|  | Lynnwood MUGA                                |  | Proposed Woodway MUGA   |
|  | City of Mill Creek                           |  | SW Urban Growth Area (UGA) Boundary                             |
|  | Proposed Mill Creek MUGA                     |  | Possible MUGA Boundary  |
|  | City of Mountlake Terrace                    |  | Alternative MUGA Boundary (Some Neighborhood Options Reflected) |
|  | Proposed Mountlake Terrace MUGA              |  | Incorporated City Boundary                                      |
|  | City of Brler                                |  |   |



Map Area Enlarged

- |  |                                    |
|--|------------------------------------|
|  | Gap Area Not Claimed by Any City   |
|  | Overlap Area Claimed by Two Cities |

Note: Paine Field, Silver Firs, and Cathcart Areas are not assigned to a city at the request of the County.

\* Under discussion between Cities and County  
May be reviewed under separate interlocal agreement

**APPENDIX D, Table D-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>	134,101	226,794	92,693	32.9%
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	1,468	2,125	657	0.2%
Darrington Town	1,335	1,910	575	0.2%
Unincorporated	133	215	82	0.0%
Gold Bar UGA	2,817	3,500	683	0.2%
Gold Bar City	2,055	2,497	442	0.2%
Unincorporated	762	1,003	241	0.1%
Granite Falls UGA	2,909	6,970	4,061	1.4%
Granite Falls City	2,760	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	6.9%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	6.2%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	79,800	28,972	10.3%
Marysville City	27,580	36,737	9,157	3.3%
Unincorporated	23,248	43,063	19,815	7.0%
Monroe UGA	16,240	26,590	10,350	3.7%
Monroe City	14,670	20,540	5,870	2.1%
Unincorporated	1,570	6,050	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	3,910	8,190	4,280	1.5%
Unincorporated	348	2,929	2,581	0.9%
<b>S.W. County UGA</b>	380,579	533,125	152,546	54.2%
Incorporated S.W.	242,490	303,227	60,737	21.6%
Bothell City (part)	14,490	22,000	7,510	2.7%
Brier City	6,445	7,790	1,345	0.5%
Edmonds City	39,460	44,880	5,420	1.9%
Everett City	96,070	123,060	26,990	9.6%
Lynnwood City	33,990	43,782	9,792	3.5%
Mill Creek City	12,055	16,089	4,034	1.4%
Mtlake Terrace City	20,470	22,456	1,986	0.7%
Mukilteo City	18,520	22,000	3,480	1.2%
Woodway Town	990	1,170	180	0.1%
Unincorporated S.W.	138,089	229,898	91,809	32.6%
<b>UGA Total</b>	514,680	759,919	245,239	87.1%
City Total	327,540	420,202	92,662	32.9%
Unincorporated UGA Total	187,140	339,717	152,577	54.2%
<b>TDR Population Reserve</b>	NA	4,900	4,900	1.7%
<b>Potential UGA total</b>	514,680	764,819	250,139	88.9%
<b>Non-UGA Total *</b> (Rural Unincorporated)	113,320	144,634	31,314	11.1%
<b>County Total</b>	628,000	909,453	281,453	100.0%

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.

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

Includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

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



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

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

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

**APPENDIX D, Table D-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.**

<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	6,520	1,330
Lynnwood	2,347	5,400	3,053
Mill Creek	2,888	4,375	1,487
Mountlake Terrace	18	20	2
Mukilteo	2,807	5,080	2,273
Paine Field	3,730	8,847	5,117
Woodway	13	620	607
<u>Overlap area:</u>			
Larch Way (between Mill Creek & Lynnwood)	1,486	1,955	469
<u>Gaps:</u>			
Lake Stickney	620	660	40
Norma Beach	90	90	-
Silver Firs	473	3,424	2,951
<b>Unincorporated MUGA total</b>	<b>20,730</b>	<b>39,079</b>	<b>18,349</b>

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