

Snohomish County

Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



SNOHOMISH COUNTY TOMORROW 2016 GROWTH MONITORING REPORT

Prepared for Snohomish County Tomorrow
Steering Committee Review on March 22, 2017

Errata

Note that the following corrections have been made to the *Snohomish County Tomorrow 2016 Growth Monitoring Report* since initial publication on March 22, 2017:

1. Page 11 – Table P-3, Subsection C: label changed from “C. 2010-2015” to “C. 2010-2016.”
2. Page 64 – Unincorporated Rural/Resource Area: 2016 HU Estimate changed from 55,816 to 50,314.

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Introduction

Snohomish County Countywide Planning Policies (CPPs), at GF-5 and Appendix C (Long Term Monitoring), require that the cities and the county develop and implement a coordinated growth monitoring program through Snohomish County Tomorrow (SCT). Annual results of the growth monitoring program are to be published in a growth monitoring report to be reviewed by the Snohomish County Tomorrow Steering Committee. This report is prepared to satisfy that requirement for 2016. The report assesses the most recent growth and development trend information available for Snohomish County. Updated information on estimated population in urban growth areas, cities, and the rural/resource area is compared with information on remaining projected growth. Information on countywide employment, annexations and residential development trends is also provided.

The 2016 Growth Monitoring Report (GMR) was accepted by the SCT Planning Advisory Committee (PAC) on March 9, 2017 for SCT Steering Committee review and discussion scheduled for March 22, 2017.

The main purpose of the Growth Monitoring Report is to provide growth-related information as part of the annual growth monitoring data collection responsibilities agreed to by cities and the county in CPP GF-5. The report does not contain policy recommendations that would currently warrant action by the SCT Steering Committee. However, the empirical data contained in this report may lead to future land use policy discussions that could result in changes to local comprehensive plans or CPP growth targets.

The residential development trends section of the report describes rural cluster subdivision activity trends as required by the county's General Policy Plan (GPP) LU 6.B.8 which reads:

Monitor the rate and pattern of development created by rural cluster subdivisions and report to the county council annually to ensure that a pattern of urban development is not established in rural areas.

This monitoring policy was added to the GPP as part of the county's response to the Growth Management Hearings Board's 1996 remand on rural plan densities and zoning. The county adopted a number of comprehensive plan designation and zoning changes within the rural area that went into effect December 12, 1996. Amendments to the county's Rural Cluster Subdivision (RCS) code also went into effect that day. Consequently, the monitoring of RCS activity in this report focuses primarily on rural cluster subdivisions submitted after December 12, 1996.

For additional information on the Growth Monitoring Report, please contact Snohomish County Planning & Development Services, 425-388-3311, ext. 2361.

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