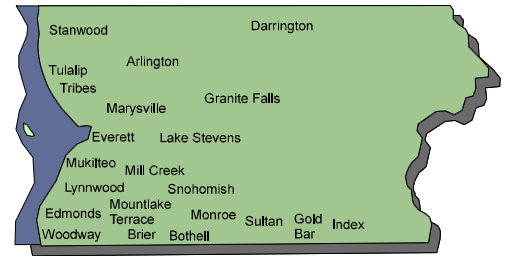


Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



SNOHOMISH COUNTY TOMORROW

2000

GROWTH MONITORING REPORT

December 29, 2000

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Report Highlights

Highlights of the growth and development trends described in this year's Snohomish County Tomorrow Growth Monitoring Report include the following:

POPULATION

- The county's population has grown by nearly 128,000 residents (or 28%) since 1990, to reach an estimated total population of 593,500 as of 2000.
- This increase translates into an average annual population growth rate of 2.5% for Snohomish County since 1990 – the fastest rate of population growth among the four counties in the central Puget Sound region (King, Kitsap, Pierce and Snohomish).
- The absolute increase in the county's population since 1990 is second largest among all counties in Washington State (after King County), and the 26th largest among all counties in the nation.
- Snohomish County accommodated nearly 37% of the total regional population growth estimated during the past year – a percentage that exceeded the share recorded by each of the 5 other counties in the region (King, Pierce, Kitsap, Skagit and Island).
- Net migration to Snohomish County since 1990, which is estimated to have exceeded net migration to King County during the same time period, has accounted for the majority (62.4%) of the County's population growth.
- Since 1998, a slight majority (50.6%) of the county's population has resided within cities, reversing a pattern where unincorporated area residents have exceeded incorporated area residents for every year since 1978.
- Snohomish County's 20-year GMA population forecast is thus far on track, with estimated 2000 countywide population differing from 2000 forecasted population by less than ½ percent.
- Over one-half (54%) of the 20-year population growth forecasted for cities has been accommodated by cities during the first 8 years of the 1992-2012 GMA planning period.
- Rural population growth is slightly higher (by 2%) than targeted for 2000, but considerably less than pre-GMA trend forecasts once indicated.

EMPLOYMENT

- Snohomish County has gained a total of 51,200 non-agricultural jobs since 1990 (amounting to a 30% increase), to reach a countywide total of 220,400 as of October 2000.
- Service sector employment has risen to 21% of total county non-agricultural employment by 2000 (up from 14% in 1980), while manufacturing employment has dropped to 25% from 33% over the same time period.
- Snohomish County's unemployment rate has remained below 5% since 1997.
- Employment growth within Snohomish County is proceeding at a faster pace than originally forecasted – as of 1999, 54% of the county's projected 1990-2012 employment growth has been attained.

- Snohomish County has experienced balanced job and residential growth since 1990 – the County's job to housing unit ratio remained unchanged between 1990 and 1999 at .92 jobs per housing unit overall.

ANNEXATIONS

- Eight years into the 20-year GMA planning period, cities have only annexed 15% of their UGAs.

RESIDENTIAL DEVELOPMENT

- New residential lots in recorded formal plat subdivisions countywide this year showed a moderate drop from the decade-high level reached in 1999.
- Newly recorded lots in the unincorporated portions of UGAs account for 50% or more of total lots in formal plat subdivisions recorded countywide for the last three years.
- The number of residential lots in currently proposed formal and short plat subdivision applications that are located outside the UGA remained relatively high at 23% of the countywide total, primarily due to the large number of rural cluster subdivision applications that have remained in the review stage.
- Net residential densities observed within recorded single family formal plat subdivisions since 1995 continue to increase within the UGA, exclusively due to the density gains occurring in the unincorporated portions of UGAs since 1995.
- The number of housing units permitted countywide in 1999 was 7,452, down 17.6% from the previous year's volume, but still large enough to make 1999 the third highest year in new housing units permitted during the 1990's.
- Housing units permitted in rural areas of the county remained relatively low (compared to pre-1995 levels) at 14.8% of the countywide total in 1999.

HOUSING MARKET

- In Fall 2000, the annual percentage change in apartment rents slowed down to 3.6% (resulting in an average apartment rent countywide of \$755), even while apartment vacancy rates dropped to 4.5%.
- The number of multi-family units permitted countywide was 2,771 in 1999, down from 1998's volume, but still considerably higher compared to the rest of the decade.
- In the majority of Snohomish County subareas, rent increased faster in 2000 than estimated median household income.
- The 1999 countywide median single family housing sales price was \$184,950, up 6.0% from the 1998 single family median price of \$174,500.

Snohomish County Tomorrow 2000 Growth Monitoring Report

QUICK REFERENCE FACT SHEET

	POPULATION				EMPLOYMENT			ANNEXATION		RESIDENTIAL DEVELOPMENT		
	2000 Estimated Population (OFM)	Using February 28, 1993 city boundaries			Using February 28, 1993 city boundaries			Acres Annexed 3/1/93 to 4/1/00	Population Annexed 3/1/93 to 4/1/00	1999 New Residential Lots in Formal Plats/ % of Co. Total/ Net Density (DU's/Acre)	1999 New Residential Lots in Short Plats/ % of Co. Total	1999 New Hsing. Units Authorized by Bldg. Permit/ % of Co. Tot.
		2000 Estimated Population	1992-2000 Numeric Pop. Change	1992-2000 Numeric Pop. Change as % of Co. Total	1999 Estimated Employment	1990-99 Numeric Employ. Change	1990-99 Numeric Emp. Change as % of Co.					
Snohomish County Total	593,500	593,500	99,200	100.0%	220,275	57,798	100.0%	NA	NA	3747 / 100% / 4.15	569 / 100%	7,452 / 100%
Arlington UGA		10,841	3,774	3.8%	9,521	4,071	7.0%	NA	NA	331 / 8.8% / 5.53	23 / 4.0%	324 / 4.3%
City of Arlington	10,640	7,542	2,987	3.0%	7,229	2,473	4.3%	919.3	3,074	305 / 8.1% / 5.35	23 / 4.0%	291 / 3.9%
Darrington UGA		1,310	187	0.2%	445	226	0.4%	NA	NA	NA	NA	1 / 0.0%
Town of Darrington	1,280	1,262	187	0.2%	214	(5)	0.0%	93.6	18	NA	NA	0 / 0.0%
Gold Bar UGA		2,566	962	1.0%	140	(146)	-0.3%	NA	NA	91 / 2.4% / 3.32	NA	93 / 1.2%
Town of Gold Bar	2,000	1,713	573	0.6%	129	(157)	-0.3%	264.7	97	91 / 2.4% / 3.32	NA	88 / 1.2%
Granite Falls UGA		2,125	786	0.8%	718	87	0.2%	NA	NA	113 / 3.0% / 4.98	3 / 0.5%	80 / 1.1%
Town of Granite Falls	2,175	1,758	474	0.5%	612	36	0.1%	467.3	114	113 / 3.0% / 4.98	3 / 0.5%	80 / 1.1%
Index UGA (all Incorp.)	140	140	0	0.0%	49	12	0.0%	NA	NA	NA	NA	0 / 0.0%
Lake Stevens UGA		24,064	8,481	8.5%	3,179	329	0.6%	NA	NA	218 / 5.8% / 6.35	22 / 3.9%	332 / 4.5%
City of Lake Stevens	6,450	6,397	2,157	2.2%	832	74	0.1%	62.0	53	28 / 0.7% / 5.76	2 / 0.4%	135 / 1.8%
Marysville UGA		44,303	10,649	10.7%	9,794	2,271	3.9%	NA	NA	366 / 9.8% / 7.52	48 / 8.4%	602 / 8.1%
City of Marysville	21,710	18,990	4,868	4.9%	8,094	2,077	3.6%	1,902.5	1,894	69 / 1.8% / 5.31	31 / 5.4%	267 / 3.6%
Monroe UGA		13,797	5,122	5.2%	6,912	2,623	4.5%	NA	NA	166 / 4.4% / 6.99	20 / 3.5%	291 / 3.9%
City of Monroe	11,920	9,646	4,551	4.6%	5,703	2,410	4.2%	1,103.0	1,974	166 / 4.4% / 6.99	20 / 3.5%	290 / 3.9%
Snohomish UGA		9,988	1,579	1.6%	4,648	1,294	2.2%	NA	NA	107 / 2.9% / 7.23	6 / 1.1%	99 / 1.3%
City of Snohomish	8,320	8,126	1,256	1.3%	3,863	773	1.3%	68.5	13	107 / 2.9% / 7.23	6 / 1.1%	97 / 1.3%
Stanwood UGA		3,896	1,319	1.3%	2,833	1,282	2.2%	NA	NA	48 / 1.3% / 4.03	12 / 2.1%	122 / 1.6%
City of Stanwood	3,495	3,369	1,214	1.2%	2,347	881	1.5%	145.2	35	48 / 1.3% / 4.03	12 / 2.1%	121 / 1.6%
Sultan UGA		3,532	849	0.9%	813	143	0.2%	NA	NA	148 / 3.9% / 6.70	8 / 1.4%	167 / 2.2%
Town of Sultan	3,180	3,149	834	0.8%	809	139	0.2%	223.8	31	148 / 3.9% / 6.70	8 / 1.4%	167 / 2.2%
SW UGA		365,462	49,803	50.2%	172,254	44,067	76.2%	NA	NA	1841 / 49.1% / 6.85	287 / 50.4%	4,231 / 56.8%
City of Bothell (part)	13,590	13,338	2,026	2.0%	9,492	5,904	10.2%	32.0	252	35 / 0.9% / 4.05	NA	169 / 2.3%
City of Brierley	6,365	6,353	593	0.6%	277	64	0.1%	3.3	12	14 / 0.4% / 3.21	4 / 0.7%	30 / 0.4%
City of Edmonds	38,600	30,904	9	0.0%	8,853	(410)	-0.7%	955.8	7,593	12 / 0.3% / 3.58	66 / 11.6%	199 / 2.7%
City of Everett	87,520	87,334	11,488	11.6%	88,481	20,216	35.0%	176.2	178	82 / 2.2% / 6.47	121 / 20.7%	534 / 7.2%
City of Lynnwood	32,990	31,797	2,684	2.7%	24,977	3,468	6.0%	1,786.2	1,029	20 / 0.5% / 5.08	14 / 2.5%	117 / 1.6%
City of Mill Creek	11,345	10,376	2,067	2.1%	2,072	1,146	2.0%	332.1	421	16 / 0.4% / 4.58	NA	81 / 1.1%
City of Mountlake Terrace	20,070	20,036	203	0.2%	6,451	2,988	5.2%	35.6	34	5 / 0.1% / 8.90	2 / 0.4%	29 / 0.4%
City of Mukilteo	17,360	17,360	3,940	4.0%	7,265	2,053	3.6%	0.0	0	132 / 3.5% / 9.64	11 / 1.9%	210 / 2.8%
Town of Woodway	995	995	80	0.1%	69	25	0.0%	0.0	0	NA	NA	8 / 0.1%
UGA Total		482,024	83,510	84.2%	211,306	56,259	97.3%	NA	NA	3429 / 91.5% / 6.42	429 / 75.4%	6,347 / 85.2%
City Total	300,145	280,586	42,192	42.5%	177,819	44,168	76.4%	8,571.0	16,822	1391 / 37.1% / 5.60	320 / 56.2%	2,918 / 39.2%
Unincorporated UGA Total		201,438	41,318	41.7%	33,487	12,091	20.9%	NA	NA	2038 / 54.4% / 7.11	109 / 19.2%	3,429 / 46.0%
Non-UGA Total (Rural Uninc.)		111,476	15,690	15.8%	8,969	1,539	2.7%	NA	NA	318 / 8.5% / 0.86	140 / 24.6%	1,105 / 14.8%