

**Exhibit A**

**2008 Snohomish County  
UGA Land Capacity Analysis  
Technical Report  
Prepared for Docket XII Final Action**

**June 3, 2008**

**Snohomish County Planning and Development Services**

**Planning Division**

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This report provides the UGA land capacity information for the Docket XII UGA expansion proposed for adoption by the County Council. Based on direction provided by Council on May 12, 2008, the report provides updated UGA land capacity information for the Miller Shingle (SW 28) expansion to the SWUGA proposed for final action by the Council on June 3, 2008. This UGA expansion provides minor additional UGA employment capacity, and no additional residential capacity.

The Draft Supplemental Environmental Impact Statement prepared for the Final Docket XII amendments (December 2007) indicated an estimated increase in employment capacity of 255 jobs on the Miller Shingle site associated with the proposed action. This increase in employment capacity is derived by subtracting 7 existing jobs from the total employment capacity of 262 at the site under the proposed action. [See Table 3.9-2 on page 3.9-4 of the DSEIS, included as Attachment A to this report.] These changes are not considered significant enough to warrant revisions to the current employment estimates and targets.

Policy LU 1.A.11 of the General Policy Plan (GPP) and policy UG-14(d) of the Countywide Planning Policies (CPP) require that urban growth area (UGA) expansions must be supported by a land capacity analysis.

This UGA land capacity analysis technical report updates the UGA capacity information last published in the *2007 Buildable Lands Report for Snohomish County* (BLR), adopted by the County Council on October 31, 2007. The *2007 Buildable Lands Report for Snohomish County* is incorporated by reference into this UGA land capacity analysis technical report. The key table from the 2007 BLR which is supplemented by the updated land capacity information in this report is Table 3 (2025 UGA Employment Targets and Capacities), which shows the additional employment capacity estimates for UGAs and cities. Updates to the additional population capacity tables from the 2007 BLR are not required since the proposed UGA expansion being considered for action by the County Council for Docket XII does not create additional UGA residential capacity.

Results of this adjustment show that the updated composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 138,544 additional jobs as of 2006, up slightly (by 255 jobs) from the additional employment capacity of 138,289 for composite UGA as documented in the 2007 BLR. This information can be seen in the Attachment B which supplements the information contained in Table 3 on page 41 of the *2007 Buildable Lands Report for Snohomish County*.

## Attachment A

**Table 3.9-2. Additional Population and Employment Capacity under the Proposed Action and No Action Alternative: Site-Specific Docket Proposals**

Docket Proposal	Existing Population or Employment <sup>[1]</sup>		Current FLUM/Zoning	No Action Population or Employment		Proposed FLUM/Zoning	Proposed Action Population or Employment <sup>[2]</sup>	
	Pop.	Emp.		Pop.	Emp.		Pop.	Emp.
Lake Stevens School District (LS1b)	--	60 [3]	FLUM: RR with RUTA Zoning: R-5	--	77-97 [4]	FLUM: Public/Institutional Use Zoning: R-7200	--	77-97 [4]
Reykdal #2 (SW4)	6	--	FLUM: RR with RUTA Zoning: R-5	14	--	Plan: ULDR Zoning: R-7200	198	--
Pacific Ridge Homes #1 (SW7)	17	--	FLUM: RR with RUTA Zoning: R-5	25	--	Plan: ULDR Zoning: R-9600	239	--
Spadafora Development LLC (SW8)	8	--	FLUM: RR with RUTA Zoning: R-5	8-14	--	Plan: ULDR Zoning: R-9600	78	--
Luschen (SW10)	42	--	FLUM: RR with RUTA Zoning: R-5	42	--	Plan: ULDR Zoning: R-7200	287	--
Miller Shingle Co. Inc. (SW28)	--	7	FLUM: Rural Industrial and Riverway Commercial Farmland Zoning: Rural Industrial and Agriculture-10	--	Same as existing	FLUM: Urban Industrial Zoning: Light Industrial	--	262
Tarte (STAN4)	3	0	FLUM: RR with RUTA Zoning: R-5	11	0	Plan: ULDR Zoning: R-7200	145	0
Stillaguamish Resources LLC (MRO4)	--	5	FLUM: Rural Industrial Zoning: Rural Industrial	--	Same as existing	FLUM: Rural Industrial with Mineral Resources Overlay Zoning: Rural Industrial	--	Similar to existing

Source: Draft Supplemental Environmental Impact Statement 2007 Final Docket XII Amendments (December 2007)

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Docket Proposal	Existing Population or Employment <sup>[1]</sup>		Current FLUM/Zoning	No Action Population or Employment		Proposed FLUM/Zoning	Proposed Action Population or Employment <sup>[2]</sup>	
	Pop.	Emp.		Pop.	Emp.		Pop.	Emp.
Smokey Point Concrete (MRO6)	0	0	FLUM: Commercial Forest with Forest Transition Area  Zoning: Agriculture-10 and Forestry	5	None to minimal	FLUM: FLUM: Commercial Forest with MRO  Zoning: Forestry	0	5-7

FLUM: Future Land Use Map; RR: Rural Residential; DU: dwelling unit; RUTA: Rural Urban Transitional Overlay; ULDR: Urban Low Density Residential; MRO: Mineral Resource Overlay

[1] Existing population is based on existing dwellings multiplied by an occupancy rate of 96% and a household size of 2.9, per the County's Buildable Lands Report (Snohomish County Tomorrow 2007).

[2] For the Proposed Action, calculation of additional population and employment capacity is based on the proposed FLUM and zoning categories together with selected assumptions contained in the Buildable Lands Report for Snohomish County (Snohomish County Tomorrow 2007). This Land Use Capacity analysis includes a "critical areas" reduction factor of 5% and a "miscellaneous public purpose reduction" of 5%. The Buildable Lands Report considers development with a "market availability reduction" of 15% for vacant land and 30% for partially used and redevelopable land. However, for a more conservative analysis, development was assumed without a market reduction factor for UGA expansion sites involving ULDR development since the market factor is based on land not available for development such as property owners uninterested in further developing their property. In the case of the UGA expansion requests, the docket application itself is an indication of development interest. Occupancy rates of 96% and household sizes of 2.9 per dwelling were applied based on the Buildable Lands Report. The Environmental Impact Statement (EIS) analysis assumes a market factor for the Miller Shingle docket proposal because the property has no immediate potential user, has significant access constraints, etc. Employees for the Miller Shingle site were calculated based on acres above the 2 year flood level and discounts in the Buildable Lands Report for vacant/redevelopable land with industrial zoning in the Southwest UGA. Employment for other docket proposals is based on applicant estimates due to the specialized nature of the resource activities.

[3] Existing employment based on listed teachers and principal/administrative staff at the Cavelero Mid High School (Lake Stevens School District #4 2007).

[4] Cavelero Mid High School currently has 1,250 students and 60 teachers and administrators. Anticipated future capacity is 1,600 students. Future employment on the low range is based on maintaining the current proportion of Cavelero Mid High staff to students. Future employment on the upper range is based on Lake Stevens High School ratio of teachers, administrators, and support staff applied to the future Cavelero Mid High School. Lake Stevens High School has 2,300 students served by 139 teachers, administrators, and support staff.

**Attachment B**

**2025 UGA Employment Targets and Capacities - Updated to Include Docket XII UGA Expansion (Miller Shingle, SW28)**

**(All estimates, targets and capacity comparisons below are based on 2002 city boundaries)**

Area	2006 Estimated Employment	Reconciled CPP 2025 Employment Targets	2006-2025 Numeric Change	2025 Total Employment Capacity	Additional 2006-2025 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )
<b>Non-S.W. County UGA</b>	52,174	80,628	28,454	98,625	46,451	17,997
Arlington UGA	10,200	15,360	5,160	21,647	11,447	6,287
Arlington City	9,988	14,350	4,362	19,002	9,014	4,652
Unincorporated	212	1,010	798	2,645	2,433	1,635
Darrington UGA	686	535	(151)	4,184	3,498	3,649
Darrington Town	686	415	(271)	2,661	1,975	2,246
Unincorporated	-	115	115	1,523	1,523	1,408
Gold Bar UGA	223	210	(13)	529	306	319
Gold Bar City	221	210	(11)	527	306	317
Unincorporated	2	-	(2)	2	-	2
Granite Falls UGA	1,030	2,200	1,170	2,273	1,243	73
Granite Falls City	1,029	2,109	1,080	2,241	1,212	132
Unincorporated	1	91	90	32	31	(59)
Index UGA (incorporated)	23	70	47	23	-	(47)
Lake Stevens UGA	4,695	6,615	1,920	6,351	1,656	(264)
Lake Stevens City	1,296	1,805	509	2,092	796	287
Unincorporated	3,399	4,810	1,411	4,259	860	(551)
Maltby UGA (unincorporated)	3,811	4,960	1,149	7,506	3,695	2,546
Marysville UGA	11,821	24,008	12,187	27,520	15,699	3,512
Marysville City	10,074	16,851	6,777	17,060	6,986	209
Unincorporated	1,747	7,157	5,410	10,460	8,713	3,303
Monroe UGA	9,633	12,390	2,757	13,508	3,875	1,118
Monroe City	9,214	11,800	2,586	12,853	3,639	1,053
Unincorporated	419	590	171	655	236	65
Snohomish UGA	5,442	6,730	1,288	7,143	1,701	413
Snohomish City	4,431	4,900	469	4,933	502	33
Unincorporated	1,011	1,830	819	2,210	1,199	380
Stanwood UGA	3,600	5,550	1,950	5,848	2,248	298
Stanwood City	3,368	4,790	1,422	5,036	1,668	246
Unincorporated	232	760	528	812	580	52
Sultan UGA	1,010	2,000	990	2,093	1,083	93
Sultan City	1,009	1,970	961	2,092	1,083	122
Unincorporated	1	30	29	1	-	(29)
<b>S.W. County UGA</b>	181,924	259,577	77,653	274,017	92,093	14,440
Incorporated S.W.	158,714	219,473	60,759	231,306	72,592	11,833
Bothell City (part)	14,862	15,840	978	18,085	3,223	2,245
Brier City	310	430	120	359	49	(71)
Edmonds City	11,648	12,190	542	14,862	3,214	2,672
Everett City	85,340	130,340	45,000	133,453	48,113	3,113
Lynnwood City	27,336	38,550	11,214	39,679	12,343	1,129
Mill Creek City	3,834	4,544	710	5,448	1,614	904
Mtlake Terrace City	7,712	8,039	327	9,099	1,387	1,060
Mukilteo City	7,608	9,450	1,842	10,257	2,649	807
Woodway Town	64	90	26	64	-	(26)
Unincorporated S.W.	23,210	40,104	16,894	42,711	19,501	2,607
<b>UGA Total</b>	234,098	340,205	106,107	372,642	138,544	32,437
City Total	200,053	278,743	78,690	299,826	99,773	21,083
Unincorporated UGA Total	34,045	61,462	27,417	72,816	38,771	11,354