

**December 20, 2006 Addendum  
to the December 22, 2005  
Snohomish County  
UGA Land Capacity Analysis  
Technical Report**

**December 20, 2006**

**Snohomish County Planning and Development Services  
Long Range Planning Division**

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This report supplements the UGA land capacity information originally published in the December 22, 2005 UGA Land Capacity Analysis Technical Report adopted by the Snohomish County Council as part of the county's 10-year plan update. This report updates key tables from the 2005 Land Capacity Analysis to support the County Council's anticipated actions on UGA expansion proposals currently under consideration as part of the 2006 remand and docket projects. 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.

The following items were updated for this technical addendum to the 2005 Land Capacity Analysis:

- 1) The population base year for calculating population growth and remaining population capacity for the current GMA planning horizon was updated from 2002 to 2005 in order to include more recent demographic information. This more recent information was obtained from the *Snohomish County Tomorrow 2005 Growth Monitoring Report*. All UGA population growth and UGA additional population capacity comparisons now refer to a 2005-2025 planning period.
- 2) Reconciled 2025 population targets for UGAs recommended by the Snohomish County Tomorrow (SCT) Steering Committee on May 24, 2006 were included, as modified by the Snohomish County Council to include a higher (by 582 persons) SWUGA 2025 population growth target associated with the modified SWUGA boundary adopted on July 19, 2006 by Ordinance No. 06-053.
- 3) The UGA boundary changes recommended by the Planning Commission for the Granite Falls and Sultan remand projects were included as part of the updated UGA land capacity estimates. In addition, the additional population capacity for the SWUGA resulting from adoption of Ordinance No. 06-053 was also included. These three UGA population capacity adjustments are considered extensions to the original 10-year plan update effort.

Results of these adjustments show that the updated composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 252,523 additional residents as of 2005. This exceeds the 2005 – 2025 forecasted UGA population increase of 220,271 by 14.6% (the UGA “market safety factor”). This information can be seen in the attached Table 1 which supersedes Table 2 on page 21 of the December 22, 2005 UGA Land Capacity Analysis Technical Report.

Inclusion of the City of Lynnwood's higher SCT reconciled 2025 population target in this analysis (5,272 persons more than the initial 2025 target due to adoption of the City Center

Plan by the City Council in March 2005) had the net effect of lowering the UGA market safety factor from 14.8% in the December 2005 report to 14.6% in the present analysis. This occurred because the December 2005 Land Capacity Report included the additional capacity associated with the City’s adoption of the City Center Plan but without a corresponding increase in the City’s population growth since the SCT target reconciliation project had not yet begun at that time. Other updated factors in the present analysis worked to increase the UGA market safety factor (inclusion of the 3 UGA expansions resulting from the Granite Falls and Sultan remnants and adoption of Ordinance No. 06-053, and the updating of the population base year from 2002 to 2005), but not to a level that offset the effect of the Lynnwood’s higher 2025 population growth target.

The attached Tables 2 – 4 provide more detailed descriptions of the additional residential capacity estimates by plan designation for the 3 expanded unincorporated UGAs that were included in the present analysis. These results are consistent with the summary results for these UGAs shown in Table 1. Table 2 shows the capacity results under the remand recommendation for the unincorporated Granite Falls UGA (and supersedes page 60 of the December 22, 2005 UGA Land Capacity Report). Table 3 shows the capacity results under the remand recommendation for the unincorporated Sultan UGA (and supersedes page 66 of the December 22, 2005 UGA Land Capacity Report). Table 4 shows the capacity results under adoption of Ordinance No. 06-053 for the unincorporated SWUGA (and supersedes page 67 of the December 22, 2005 UGA Land Capacity Report).

Of special note, the County Council is considering 4 UGA expansion proposals as part of their review and consideration of the 2006 docket. The additional population capacity estimates associated with each proposal are shown below:

LS 1 (Robinett)	11
SW12a (Goemaere)	190
SW12b (Bentley/Krause)	200
<u>Stan 1 (Decker/Leavitt)</u>	<u>55</u>
Total	456

Inclusion of these UGA expansion proposals from the 2006 docket would have the effect of raising the UGA market safety factor to 14.8% from the 14.6% in the present analysis.

Table 1

### 2025 UGA Population Targets and Capacities - Dec 20/06 Addendum to Dec 22/05 Land Capacity Report

Area	2001 Estimated Population	2005 Estimated Population	Reconciled 2025 Pop Target	2005-2025 Numeric Change	2025 Total Population Capacity	Additional 2001-2025 Pop Capacity	Additional 2005-2025 Pop Capacity
<b>Non-S.W. County UGA</b>	130,818	143,596	226,794	83,198	247,789	116,971	104,194
Arlington UGA	13,347	16,126	27,000	10,874	28,180	14,833	12,054
Arlington City	12,770		18,150		20,727	7,957	
Unincorporated	577		8,850		7,453	6,876	
Darrington UGA	1,451	1,563	2,125	562	2,876	1,425	1,314
Darrington Town	1,307		1,910		2,207	900	
Unincorporated	144		215		669	525	
Gold Bar UGA	2,792	2,833	3,500	667	3,569	777	737
Gold Bar City	2,035		2,497		2,564	529	
Unincorporated	757		1,003		1,005	248	
Granite Falls UGA	2,688	3,207	6,970	3,763	7,239	4,551	4,032
Granite Falls City	2,540		4,770		3,952	1,412	
Unincorporated	148		2,200		3,287	3,139	
Index UGA (incorporated)	160	155	190	35	214	54	59
Lake Stevens UGA	26,120	28,560	46,125	17,565	50,365	24,244	21,805
Lake Stevens City	6,590		8,360		8,495	1,905	
Unincorporated	19,530		37,765		41,869	22,339	
Maltby UGA (unincorporated)	NA	NA	NA	NA	NA	NA	NA
Marysville UGA	49,847	53,926	79,800	25,874	89,353	39,506	35,426
Marysville City	26,770		36,737		39,720	12,950	
Unincorporated	23,077		43,063		49,633	26,556	
Monroe UGA	15,741	17,499	26,590	9,091	26,621	10,880	9,123
Monroe City	14,210		20,540		21,000	6,790	
Unincorporated	1,531		6,050		5,621	4,090	
Snohomish UGA	10,178	10,111	14,535	4,424	15,239	5,060	5,128
Snohomish City	8,565		9,981		10,016	1,451	
Unincorporated	1,613		4,554		5,222	3,609	
Stanwood UGA	4,369	5,046	8,840	3,794	12,528	8,159	7,482
Stanwood City	3,975		5,650		5,722	1,747	
Unincorporated	394		3,190		6,806	6,412	
Sultan UGA	4,124	4,571	11,119	6,548	11,605	7,481	7,035
Sultan City	3,775		8,190		8,407	4,632	
Unincorporated	349		2,929		3,198	2,849	
<b>S.W. County UGA</b>	375,964	396,053	533,125	137,072	544,382	168,418	148,330
Incorporated S.W.	241,815		303,227		304,370	62,555	
Bothell City (part)	14,160		22,000		22,000	7,840	
Brier City	6,440		7,790		7,790	1,350	
Edmonds City	39,590		44,880		45,624	6,034	
Everett City	95,990		123,060		123,060	27,070	
Lynnwood City	34,010		43,782		43,782	9,772	
Mill Creek City	11,970		16,089		16,295	4,325	
Mtlake Terrace City	20,370		22,456		22,456	2,086	
Mukilteo City	18,340		22,000		22,000	3,660	
Woodway Town	945		1,170		1,363	418	
Unincorporated S.W.	134,149		229,898		240,012	105,863	
<b>UGA Total</b>	506,783	539,648	759,919	220,271	792,172	285,389	252,523
City Total	324,512		420,202		427,395	102,883	
Unincorporated UGA Total	182,271		339,717		364,777	182,506	

UGA Safety Factor as of 2005 = 14.6% (Percent which Additional 2005-2025 Pop Capacity exceeds 2005-2025 Numeric Change)  
 NA = Not applicable.

Table 2

**Unincorporated Granite Falls UGA -- Additional Residential Capacity**

**Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
ULDR/4-6	12.827	4.49	8.337	49	49	49	136

**Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
ULDR/4-6	158.619	47.933	110.686	548	520	443	1232

**Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels**

County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
ULDR/4-6	139.603	18.798	120.805	579	550	386	1072
UMDR/6-12	8.843	3.92	4.923	52	49	35	83
UHDR/12-24	0.872	0.514	0.358	7	7	5	9
Sum	149.318	23.232	126.086	638	606	426	1164

**Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
ULDR/4-6	94.786	29.702	65.084	313	298	208	580
UMDR/6-12	1.973	0.18	1.793	17	16	11	27
Sum	96.759	29.882	66.877	330	314	219	607
<b>Grand Total</b>	<b>417.523</b>	<b>105.537</b>	<b>311.986</b>	<b>1565</b>	<b>1489</b>	<b>1137</b>	<b>3139</b>

**Table 3**

**Unincorporated Sultan UGA -- Additional Residential Capacity**

**Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
ULDR/4-6	99.858	65.96	33.898	167	159	135	375
UMDR/6-12	4.889	0.792	4.097	45	43	36	87
<b>Sum</b>	<b>104.747</b>	<b>66.752</b>	<b>37.995</b>	<b>212</b>	<b>202</b>	<b>171</b>	<b>462</b>

**Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels**

County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
ULDR/4-6	255.045	125.156	129.889	617	586	410	1142
UMDR/6-12	4.813	1.681	3.132	34	32	23	54
<b>Sum</b>	<b>259.858</b>	<b>126.837</b>	<b>133.021</b>	<b>651</b>	<b>618</b>	<b>433</b>	<b>1196</b>

**Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels**

Uninc UGA County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
ULDR/4-6	193.478	70.912	122.566	600	570	399	1111
UMDR/6-12	9.934	5.214	4.72	50	48	33	80
<b>Sum</b>	<b>203.412</b>	<b>76.126</b>	<b>127.286</b>	<b>650</b>	<b>618</b>	<b>432</b>	<b>1191</b>
<b>Grand Total</b>	<b>568.017</b>	<b>269.715</b>	<b>298.302</b>	<b>1513</b>	<b>1438</b>	<b>1036</b>	<b>2849</b>

Table 4

**Unincorporated Southwest County UGA -- Additional Residential Capacity**

**Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
ULDR/4-6	2039.28	302.446	1736.834	8616	8616	8616	23987
UMDR/6-12	409.27	103.586	305.684	2530	2530	2530	6072
UHDR/12-24	222.993	27.518	195.475	2846	2846	2846	5237
ULDR-6MCE	115.714	32.041	83.673	538	538	538	1498
Urban Commercial	11.819	6.648	5.171	258	258	258	475
Urban Center	32.89	7.02	25.87	580	580	580	1067
Trans/Ped Village	25.041	0	25.041	755	755	755	1389
Urban Village	45.565	5.343	40.222	358	358	358	659
UrbRes/No Sewers Planned	1.11	0	1.11	2	2	2	6
<b>Sum</b>	<b>2903.682</b>	<b>484.602</b>	<b>2419.08</b>	<b>16483</b>	<b>16483</b>	<b>16483</b>	<b>40390</b>

**Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
ULDR/4-6	971.17	405.634	565.536	2456	2333	1983	5521
UMDR/6-12	244.668	89.698	154.97	1594	1514	1287	3089
UHDR/12-24	218.683	79.976	138.707	2677	2543	2162	3977
Urban Commercial	86.872	17.169	69.703	316	300	255	470
Urban Center	113.406	49.485	63.921	1315	1249	1062	1954
Trans/Ped Villag	6.281	0	6.281	119	113	96	177
Urban Village	21.477	2.61	18.867	183	174	148	272
UrbRes/No Sewers Planned	89.939	50.464	39.475	81	77	65	182
<b>Sum</b>	<b>1752.496</b>	<b>695.036</b>	<b>1057.46</b>	<b>8741</b>	<b>8303</b>	<b>7058</b>	<b>15642</b>

**Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels**

County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
ULDR/4-6	2392.833	829.819	1563.014	6719	6383	4468	12439
UMDR/6-12	641.735	284.573	357.162	3458	3285	2300	5519
UHDR/12-24	293.574	143.776	149.798	2700	2565	1796	3304
ULDR-6MCE	1.091	0.562	0.529	2	2	1	4
Cathcart and Point Wells areas	581.77	58.439	523.331	1624	1543	1080	3007
Urban Center	283.815	154.009	129.806	2828	2687	1881	3460
Trans/Ped Villag	46.333	16.889	29.444	549	522	365	672
Urban Village	49.948	12.505	37.443	358	340	238	438
UrbRes/No Sewers Planned	20.919	17.656	3.263	2	2	1	4
<b>Sum</b>	<b>4312.018</b>	<b>1518.228</b>	<b>2793.79</b>	<b>18240</b>	<b>17329</b>	<b>12130</b>	<b>28847</b>

**Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels**

County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
ULDR/4-6	835.463	180.612	654.851	2675	2541	1779	4952
UMDR/6-12	811.744	90.507	721.237	5825	5534	3874	9297
UHDR/12-24	335.184	40.591	294.593	4975	4726	3308	6087
Urban Commercial	31.642	0.924	30.718	129	123	86	158
Urban Center	19.537	0.175	19.362	361	343	240	442
Trans/Ped Villag	3.033	0.03	3.003	38	36	25	46
Urban Village	0.3	0	0.3	2	2	1	2
<b>Sum</b>	<b>2036.903</b>	<b>312.839</b>	<b>1724.064</b>	<b>14005</b>	<b>13305</b>	<b>9313</b>	<b>20984</b>
<b>Grand Total</b>	<b>11005.099</b>	<b>3010.705</b>	<b>7994.394</b>	<b>57469</b>	<b>55420</b>	<b>44984</b>	<b>105863</b>