

UGA Population Growth Benchmark

Snohomish County's General Policy Plan (GPP) land use policy 1.A.9 states:

UGA boundaries shall be re-evaluated at least every five years to determine whether or not they are capable of meeting the county's 20-year population and employment projections. Residential land expansions to the UGA shall not be permitted before the first 5-year evaluation unless the population within the UGA meets or exceeds benchmarks as established in the SCT population and reconciliation process.

The Planning Advisory Committee (PAC) in January 1997 developed a recommendation on a UGA population growth benchmark to be used in determining on an annual basis whether requests for UGA land expansions for residential uses can be considered pursuant to GPP LU policy 1.A.9. The PAC recommended that in order for the county to consider residential land expansions to the UGA prior to the first 5-year UGA re-evaluation required by Countywide Planning Policy UG-14, the following two conditions must be met for an individual UGA:

1. population growth since 1992 within the UGA (city plus unincorporated UGA portions combined), as indicated by the most recent SCT population estimate for the UGA, must equal or exceed 50% of the additional population capacity estimated for the UGA as of 1992 (as documented in the report entitled "Urban Growth Area Residential Land Capacity Analysis", Snohomish County PDS, Summer 1995).
2. an updated residential land capacity analysis conducted by city and county planning staff for the UGA in question confirms the accuracy of the above finding using updated residential capacity estimates.

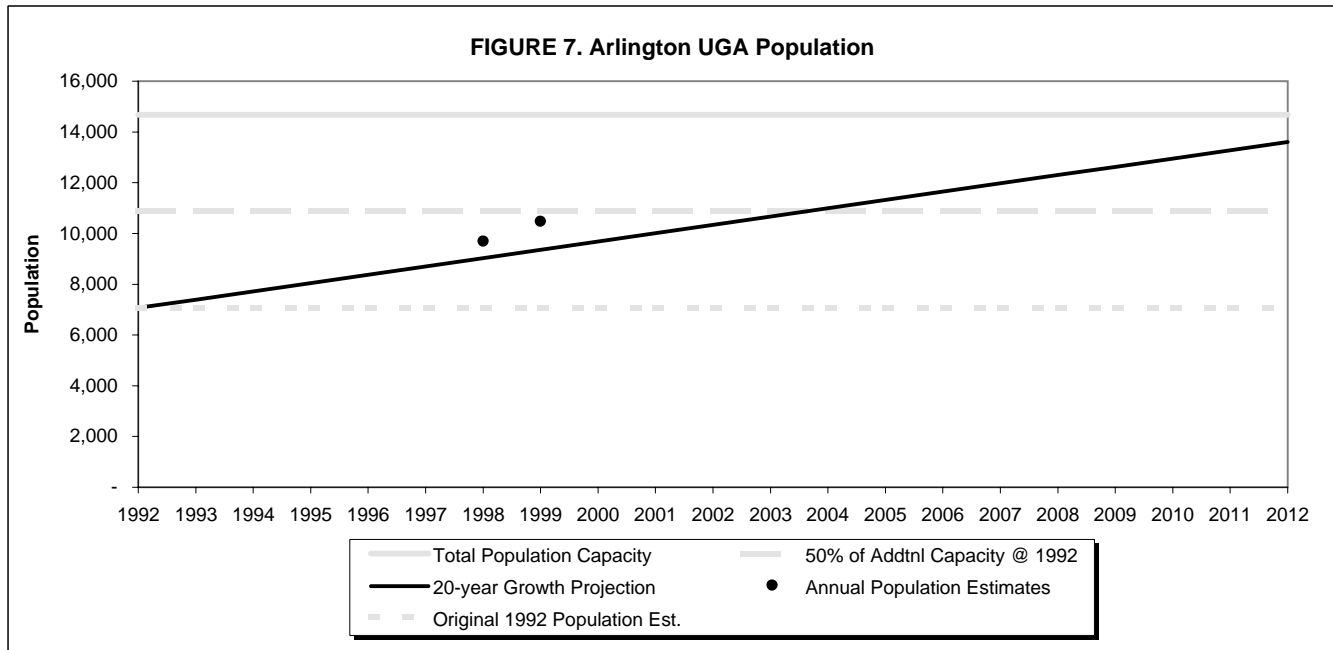
The PAC's rationale for this recommendation was based on the Growth Management Act requirement (at RCW 36.70A.130(3)) of a UGA review at least every ten years, at which time the UGA boundaries "...shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period." If UGA growth and land consumption is assumed to be linear over the 20-year planning horizon, this requirement ensures that a minimum UGA additional land capacity of *at least* 50 percent or more of the additional land capacity estimated at the start of the 20-year planning horizon should be maintained at all times within UGAs.

The Steering Committee discussed this recommendation at their January 22, 1997 meeting. The recommendation was accepted by the Steering Committee at their March 26, 1997 meeting.

Just as in the 1998 report, the 1999 Growth Monitoring Report shows that two UGAs exceed the UGA population growth benchmark: the Monroe and Gold Bar UGAs. Consistent with the SCT recommendation, an updated residential land capacity analysis for these UGAs, considering current land use, any changes to plan designations and zoning, anticipated densities, etc., must first be conducted before expansions to the UGA boundaries for residential purposes can be considered by the County Council prior to the first 5-year UGA boundary evaluation. In addition, Countywide Planning Policy amendments, recommended by Snohomish County Tomorrow and currently under consideration by the County Council, would require that county and cities, consistent with the GMA, consider reasonable measures to increase residential capacity inside the UGA without expanding the boundaries of the UGA.

Figures 7 through 22 that follow show for each UGA the current population estimate for the UGA (city plus unincorporated portions combined) compared with the SCT population growth benchmark of 50% of the additional population capacity estimated for the UGA as of 1992 (the dashed horizontal line in the middle). The current UGA population estimate can also be compared with the UGA's 20-year population projection, assumed to be linear (the solid diagonal line).

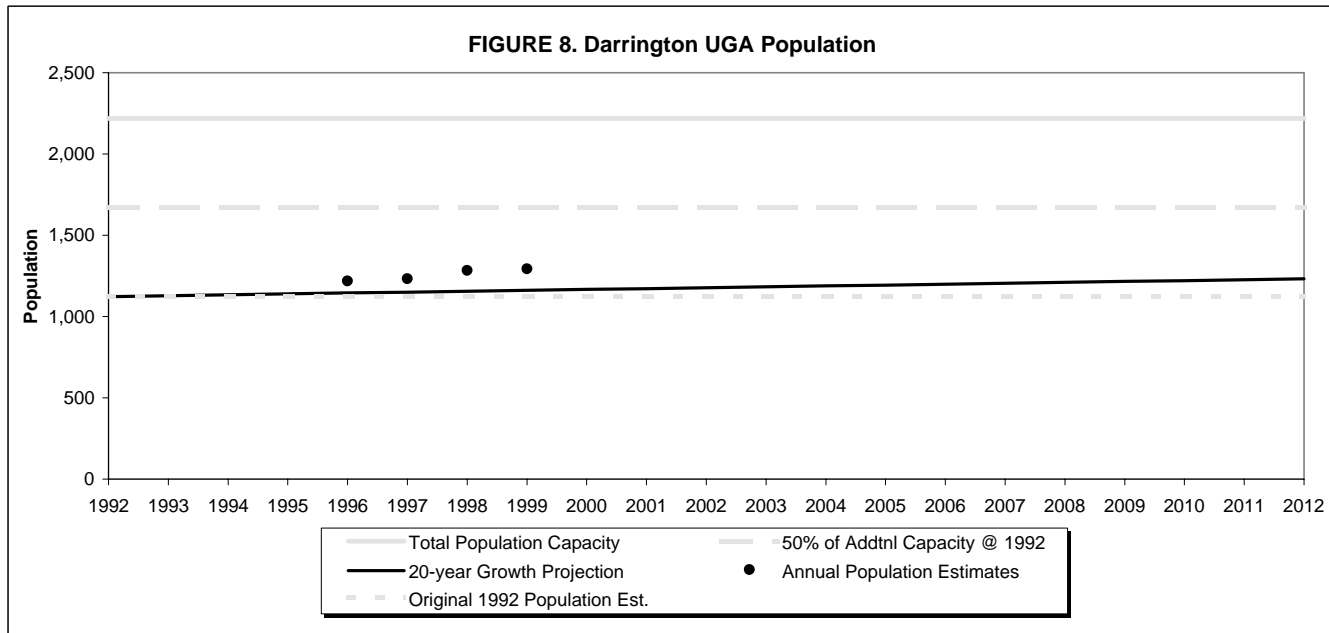
Snohomish County Tomorrow 1999 Growth Monitoring Report



Arlington UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtnl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Arlington UGA	7,068	NA	NA	9,702	10,474	3,406	48.2%	5.8%	9,357	11.9%	13,608	52.1%	14,679	44.8%
Arlington City	4,555	NA	NA	6,564	7,275	2,720	59.7%	6.9%	5,726	27.1%	7,900	81.3%	7,900	81.3%
Unincorporated	2,513	NA	NA	3,138	3,199	686	27.3%	3.5%	3,631	-11.9%	5,708	21.5%	6,779	16.1%

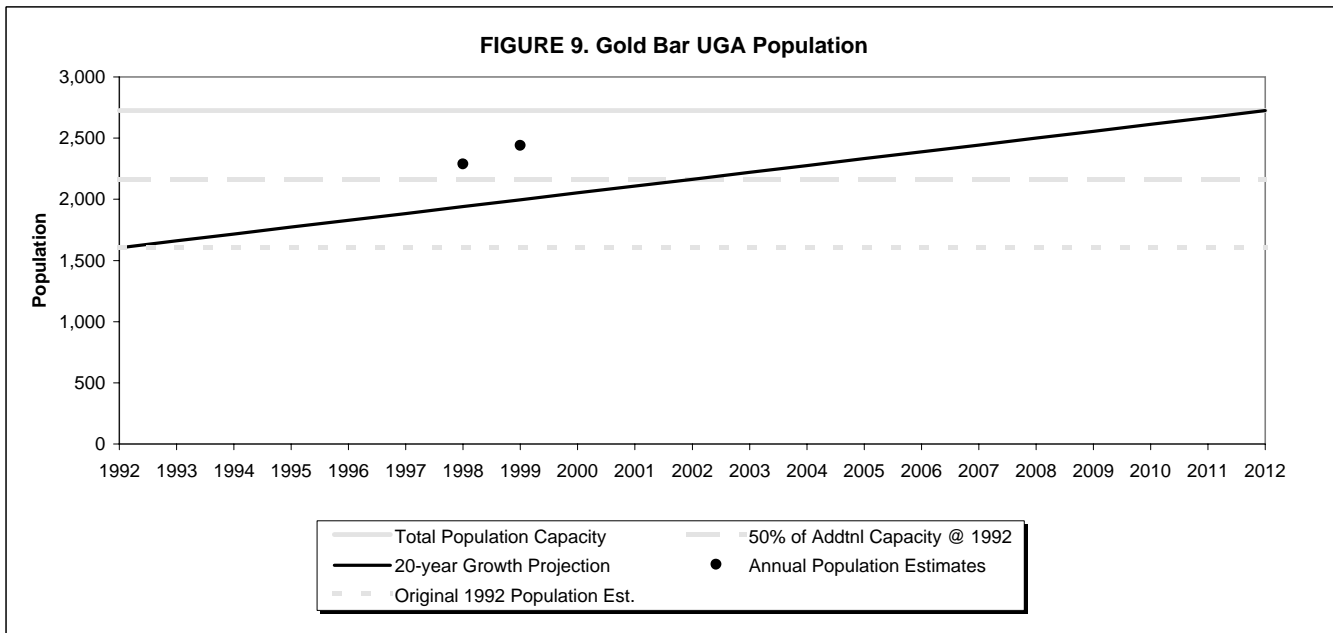
* -- using February 28, 1993 city boundaries.



Darrington UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addntl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Darrington UGA	1,123	1,218	1,233	1,283	1,293	170	15.1%	2.0%	1,161	11.3%	1,232	155.7%	2,218	15.5%
Darrington Town	1,075	1,170	1,175	1,235	1,245	170	15.8%	2.1%	1,110	12.2%	1,175	170.0%	1,175	170.0%
Unincorporated	48	48	57	48	48	0	-0.7%	-0.1%	51	-6.8%	57	-3.7%	1,043	0.0%

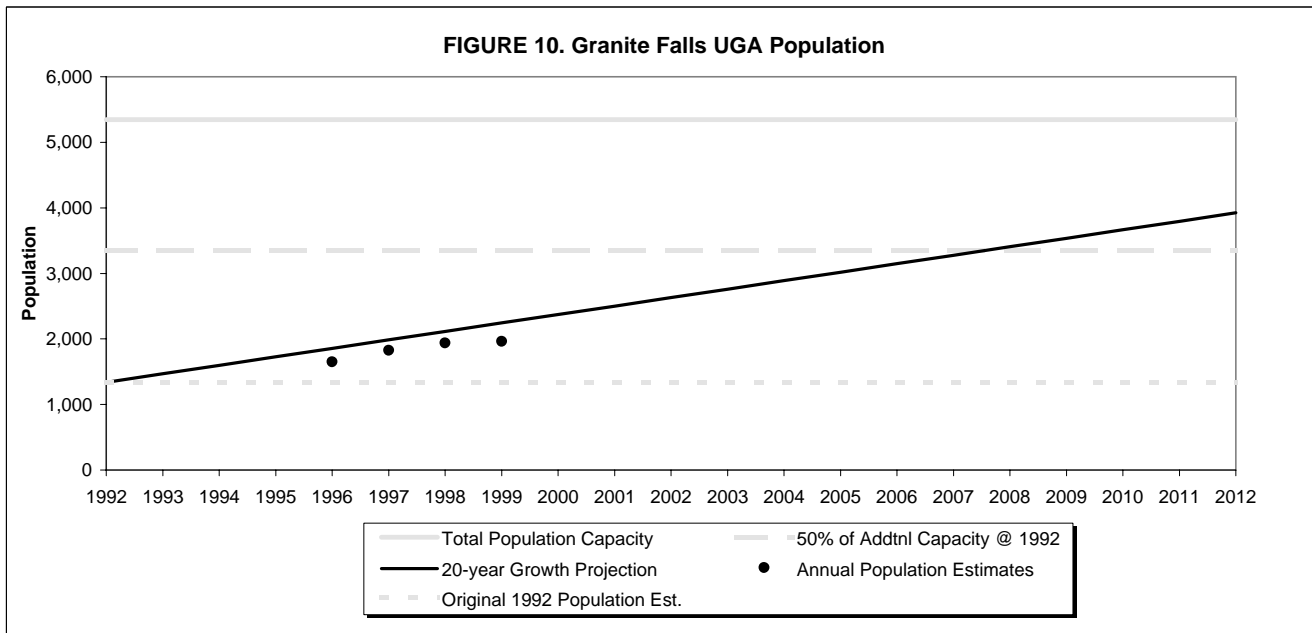
* -- using February 28, 1993 city boundaries.



Gold Bar UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Gold Bar UGA	1,604	NA	NA	2,289	2,441	837	52.2%	6.2%	1,996	22.3%	2,724	74.7%	2,724	74.7%
Gold Bar Town	1,140	NA	NA	1,622	1,733	593	52.0%	6.2%	1,292	34.1%	1,575	136.3%	1,575	136.3%
Unincorporated	464	NA	NA	667	708	244	52.5%	6.2%	704	0.6%	1,149	35.6%	1,149	35.6%

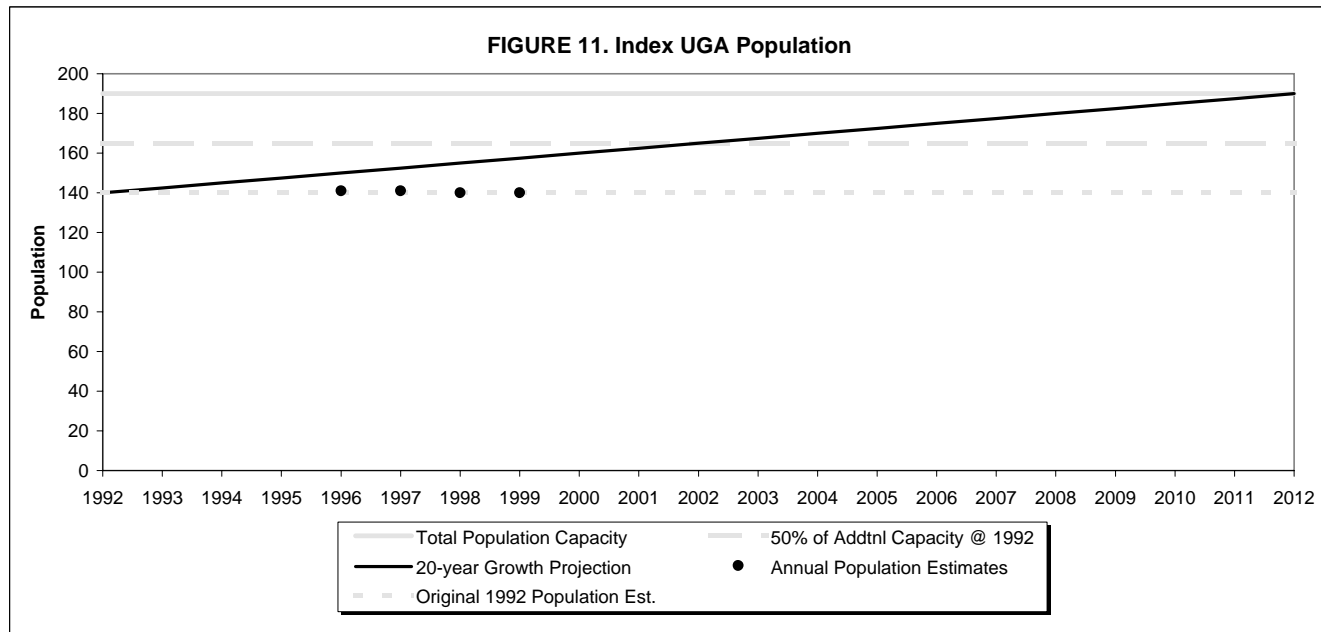
* -- using February 28, 1993 city boundaries.



Granite Falls UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Granite Falls UGA	1,339	1,652	1,827	1,937	1,961	622	46.5%	5.6%	2,243	-12.6%	3,923	24.1%	5,345	15.5%
Granite Falls Town	1,284	1,536	1,663	1,727	1,737	453	35.2%	4.4%	1,827	-4.9%	2,835	29.2%	2,835	29.2%
Unincorporated	55	116	164	210	225	170	308.5%	22.3%	417	-46.1%	1,088	16.4%	2,510	6.9%

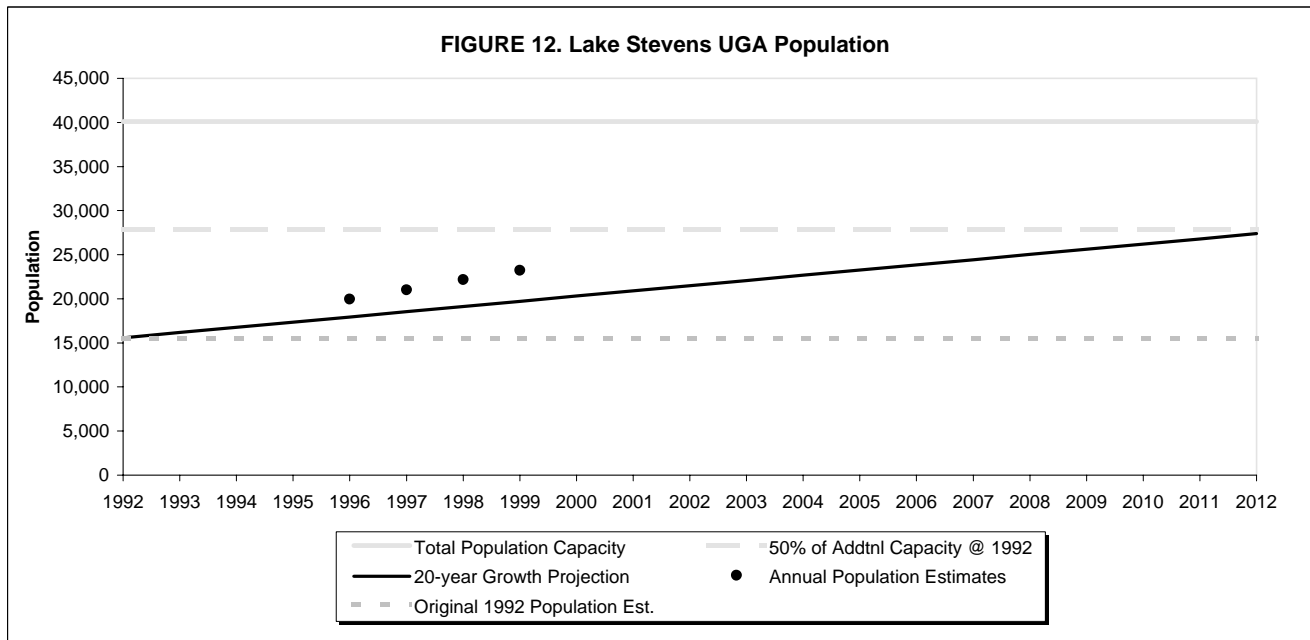
* -- using February 28, 1993 city boundaries.



Index UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop of 1992 used as of 1999	% of Addnl Capacity as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Index UGA	140	141	141	140	140	0	0.0%	0.0%	158	-11.1%	190	0.0%	190	0.0%
Index City	140	141	141	140	140	0	0.0%	0.0%	158	-11.1%	190	0.0%	190	0.0%
Unincorporated	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

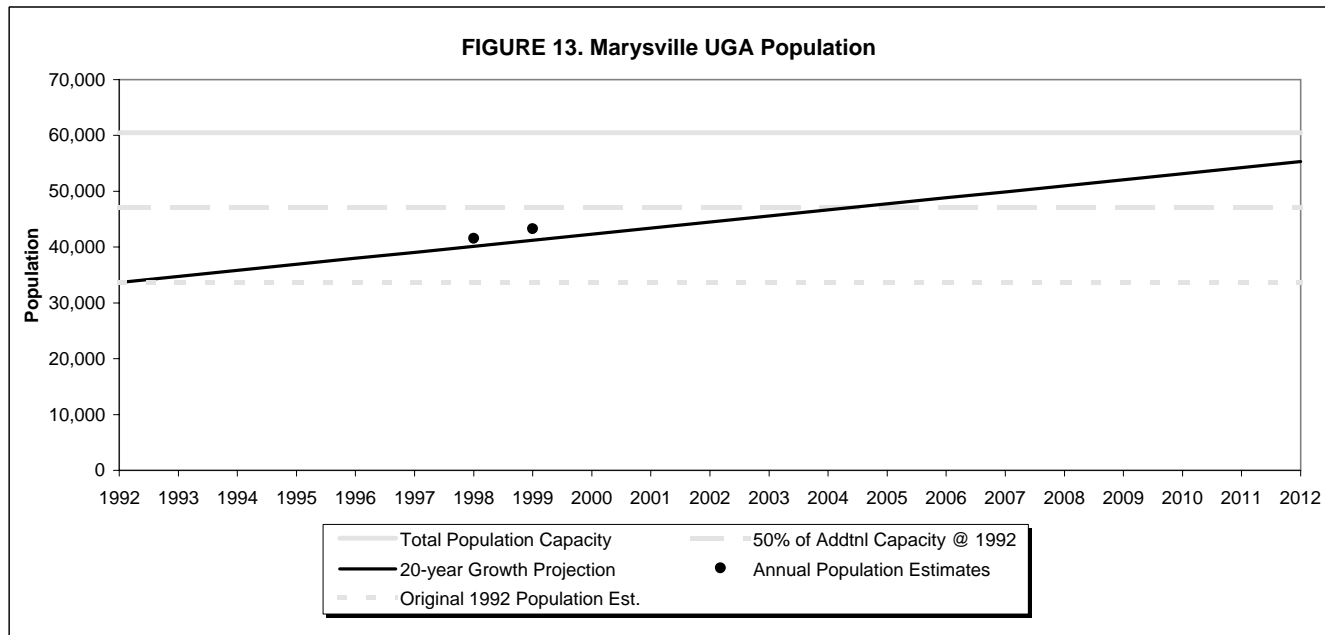
* -- using February 28, 1993 city boundaries.



Lake Stevens UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtl Capacity as of 1992 used
						Absolute Change	Percent Change	Average Annual % Chng						
Lake Stevens UGA	15,583	19,974	21,006	22,189	23,240	7,657	49.1%	5.9%	19,715	17.9%	27,389	64.9%	40,099	31.2%
Lake Stevens City	4,240	5,107	5,252	5,702	6,062	1,822	43.0%	5.2%	5,826	4.1%	8,771	40.2%	8,771	40.2%
Unincorporated	11,343	14,867	15,754	16,487	17,178	5,835	51.4%	6.1%	13,889	23.7%	18,618	80.2%	31,328	29.2%

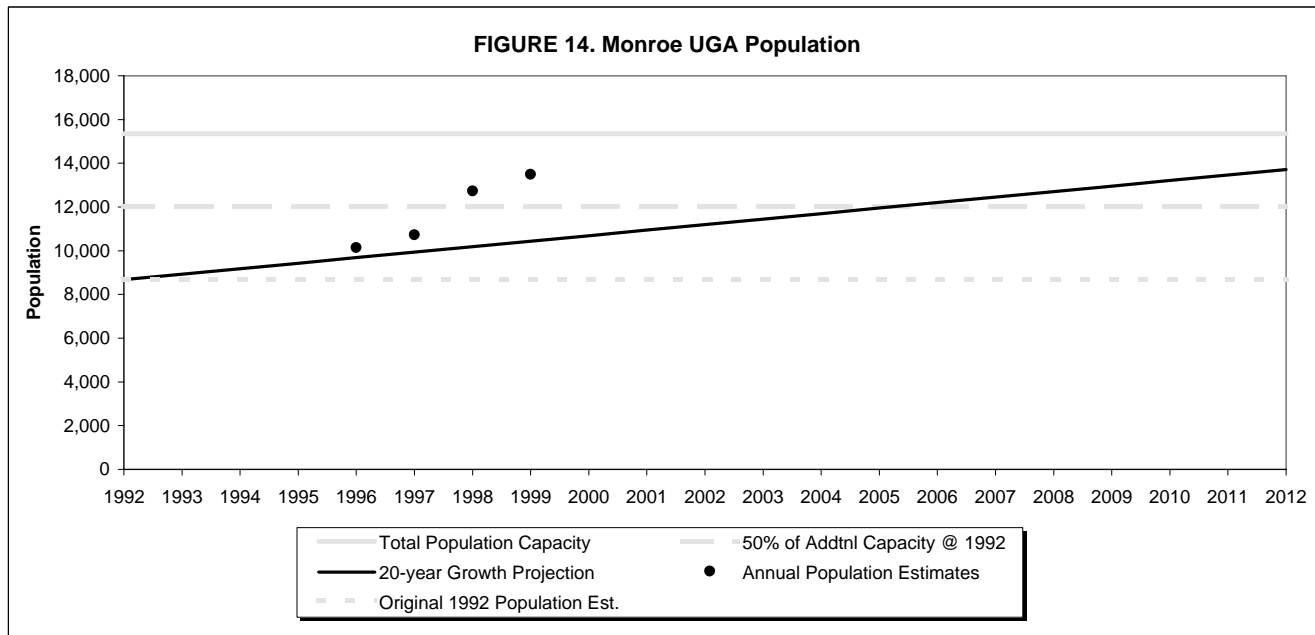
* -- using February 28, 1993 city boundaries.



Marysville UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtnl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Marysville UGA	33,654	NA	NA	41,577	43,279	9,625	28.6%	3.7%	41,237	5.0%	55,318	44.4%	60,473	35.9%
Marysville City	14,122	NA	NA	18,041	18,823	4,701	33.3%	4.2%	17,089	10.1%	22,600	55.5%	22,432	56.6%
Unincorporated	19,532	NA	NA	23,536	24,455	4,923	25.2%	3.3%	24,147	1.3%	32,718	37.3%	38,041	26.6%

* -- using February 28, 1993 city boundaries.

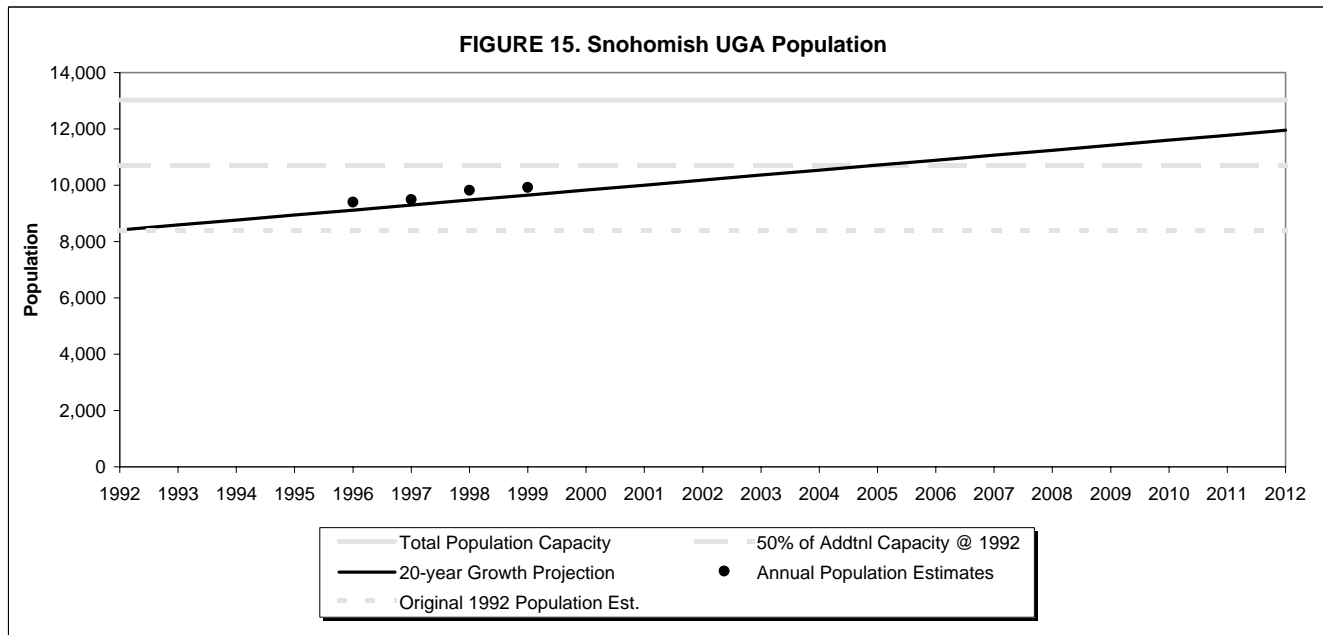


Monroe UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Monroe UGA	8,675	10,139	10,722	12,739	13,497	4,822	55.6%	6.5%	10,438	29.3%	13,712	95.7%	15,354	72.2%
Monroe City	5,095	6,344	6,910	8,899	9,612	4,517	88.7%	9.5%	6,112	57.3%	8,000	155.5%	8,000	155.5%
Unincorporated	3,580	3,795	3,812	3,840	3,884	304	8.5%	1.2%	4,326	-10.2%	5,712	14.3%	7,354	8.1%

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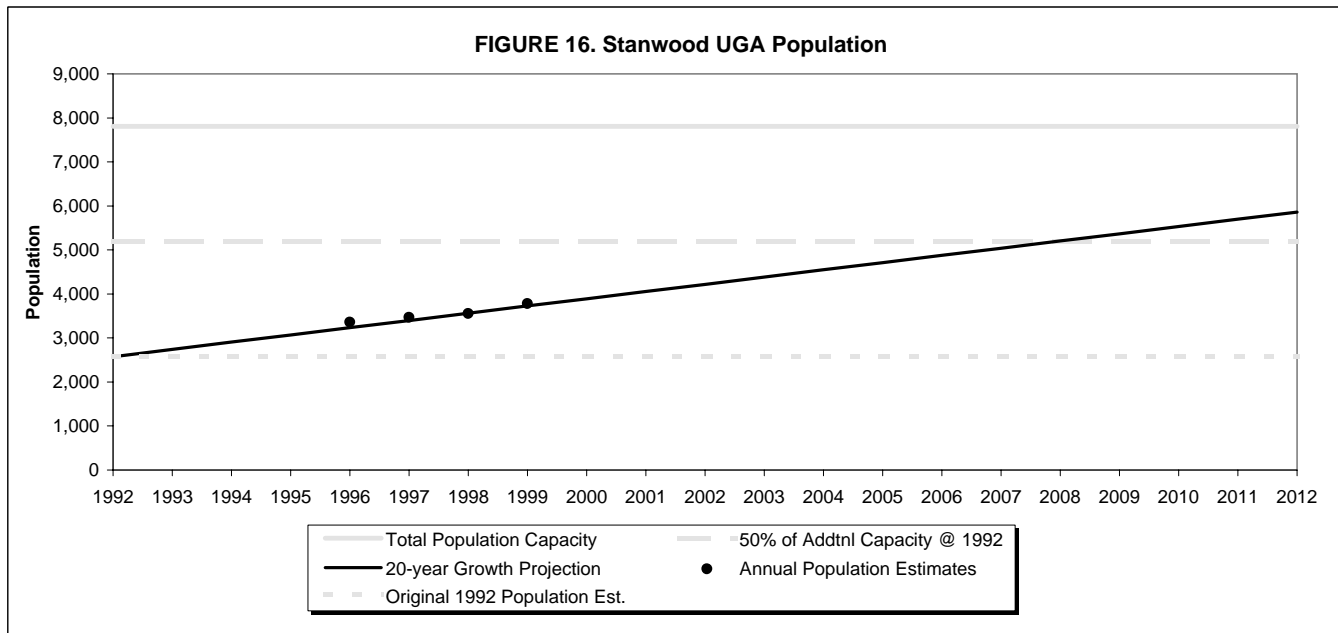
Snohomish County Tomorrow 1999 Growth Monitoring Report



Snohomish UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addnl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Snohomish UGA	8,409	9,399	9,489	9,820	9,915	1,506	17.9%	2.4%	9,649	2.8%	11,953	42.5%	13,023	32.6%
Snohomish City	6,870	7,780	7,856	8,147	8,237	1,367	19.9%	2.6%	7,196	14.5%	7,800	147.0%	7,800	147.0%
Unincorporated	1,539	1,619	1,633	1,673	1,678	139	9.0%	1.2%	2,454	-31.6%	4,153	5.3%	5,223	3.8%

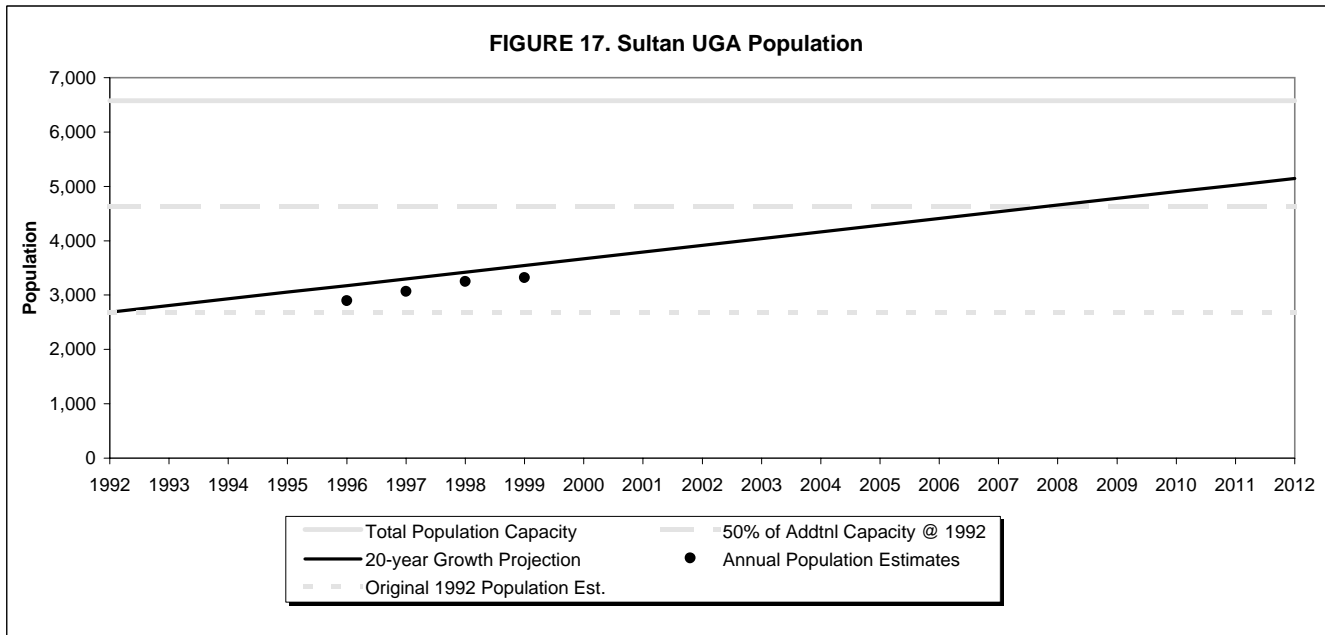
* -- using February 28, 1993 city boundaries.



Stanwood UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addntl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Stanwood UGA	2,577	3,360	3,470	3,557	3,782	1,205	46.8%	5.6%	3,726	1.5%	5,861	36.7%	7,805	23.1%
Stanwood City	2,155	2,932	3,041	3,121	3,347	1,192	55.3%	6.5%	2,583	29.6%	3,378	97.5%	3,448	92.2%
Unincorporated	422	428	429	436	435	13	3.1%	0.4%	1,143	-61.9%	2,483	0.6%	4,357	0.3%

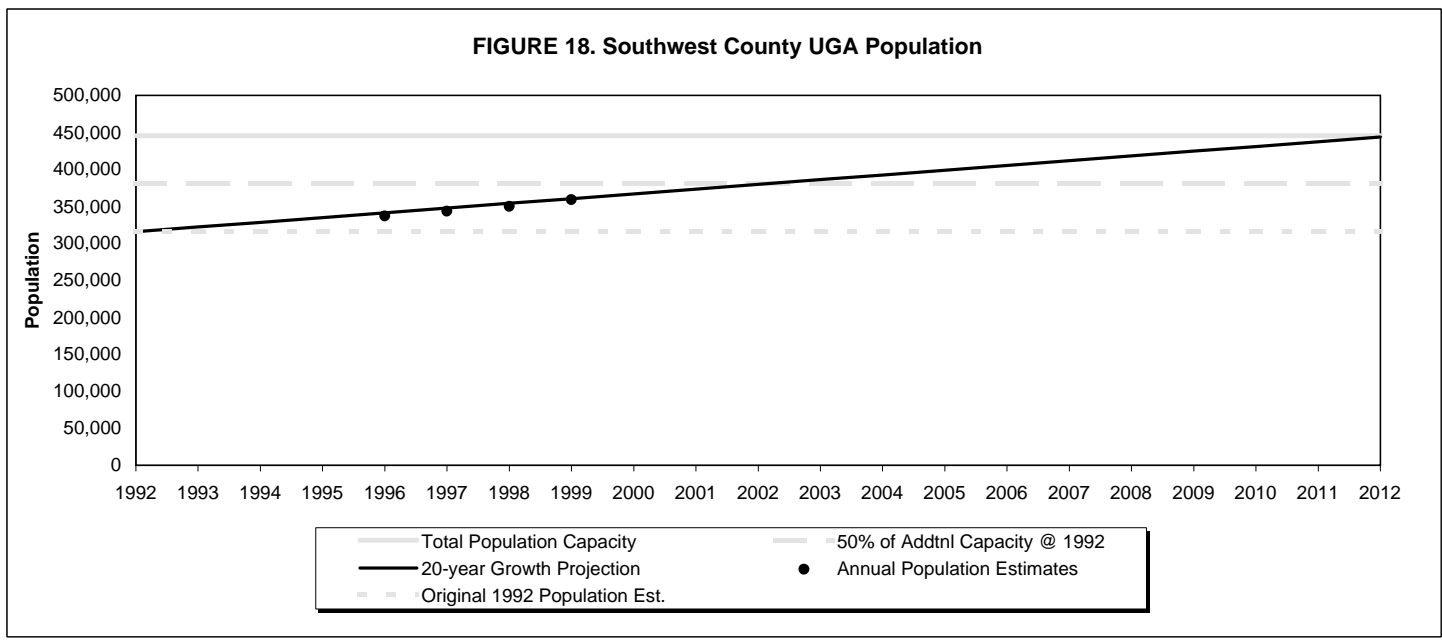
* -- using February 28, 1993 city boundaries.



Sultan UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtnl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Sultan UGA	2,683	2,895	3,070	3,249	3,318	635	23.7%	3.1%	3,546	-6.4%	5,148	25.8%	6,579	16.3%
Sultan Town	2,315	2,510	2,685	2,863	2,933	618	26.7%	3.4%	2,789	5.2%	3,670	45.6%	4,122	34.2%
Unincorporated	368	385	385	386	385	17	4.6%	0.6%	757	-49.1%	1,478	1.5%	2,457	0.8%

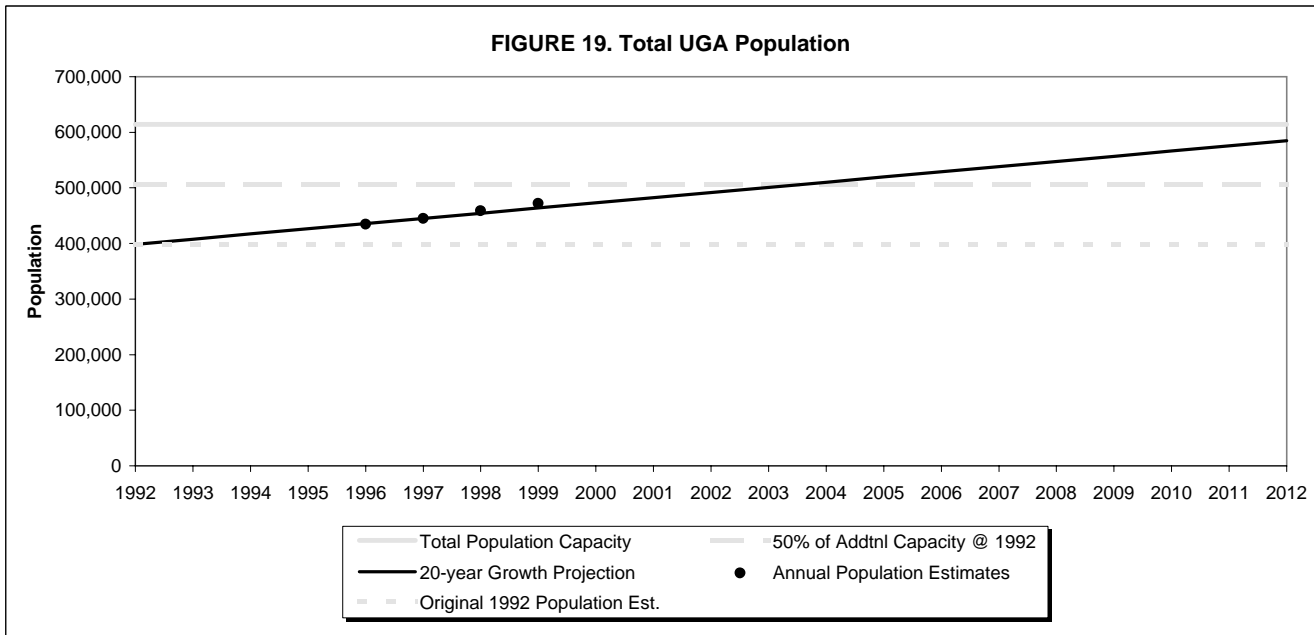
* -- using February 28, 1993 city boundaries.



Southwest UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtnl Capacity as of 1992 used as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Southwest UGA	315,659	337,016	343,575	350,110	358,980	43,321	13.7%	1.9%	360,487	-0.4%	443,740	33.8%	445,502	33.4%
SW Cities	195,403	209,184	212,284	214,140	217,660	22,257	11.4%	1.6%	214,059	1.7%	248,706	41.8%	250,469	40.4%
Unincorporated	120,256	127,832	131,291	135,970	141,320	21,064	17.5%	2.3%	146,428	-3.5%	195,034	28.2%	195,033	28.2%

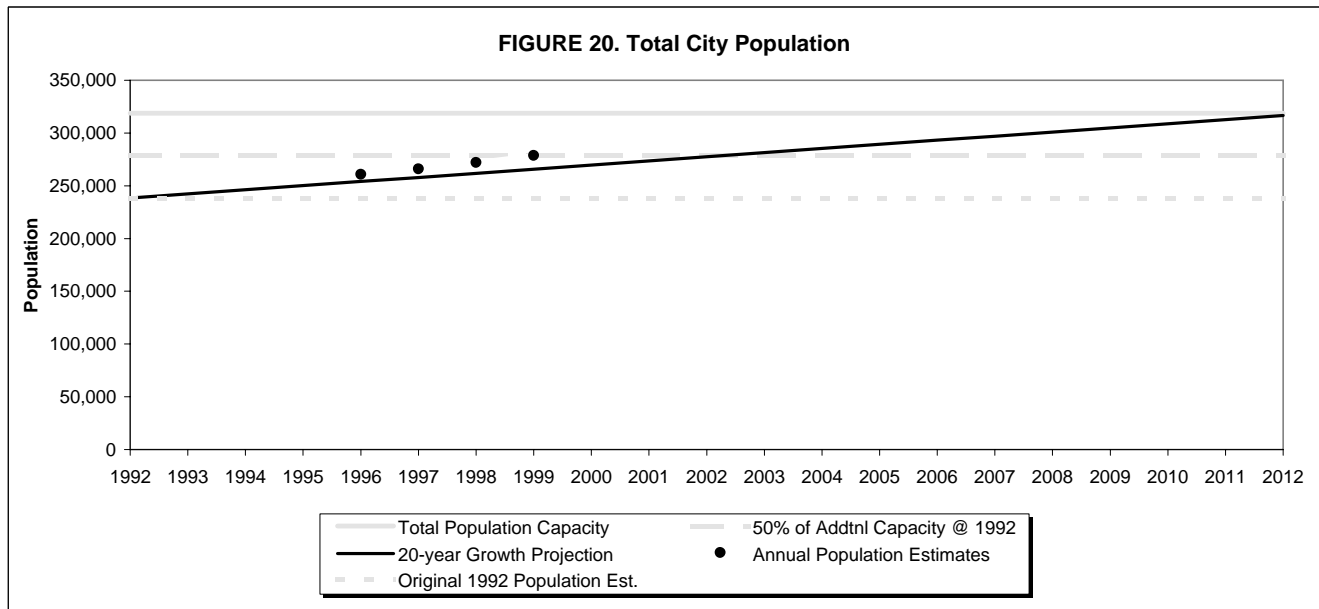
* -- using February 28, 1993 city boundaries.



Total UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity*	% of Addtnl Capacity as of 1992 used
						Absolute Change	Percent Change	Average Annual % Chng						
Total UGA	398,514	434,601	444,985	458,592	472,320	73,806	18.5%	2.5%	463,713	1.9%	584,799	39.6%	613,991	34.3%
City Total	238,394	260,976	266,008	272,202	278,805	40,411	17.0%	2.3%	265,766	4.9%	316,600	51.7%	318,717	50.3%
Uninc. UGA Total	160,120	173,625	178,976	186,390	193,515	33,396	20.9%	2.7%	197,947	-2.2%	268,199	30.9%	295,274	24.7%

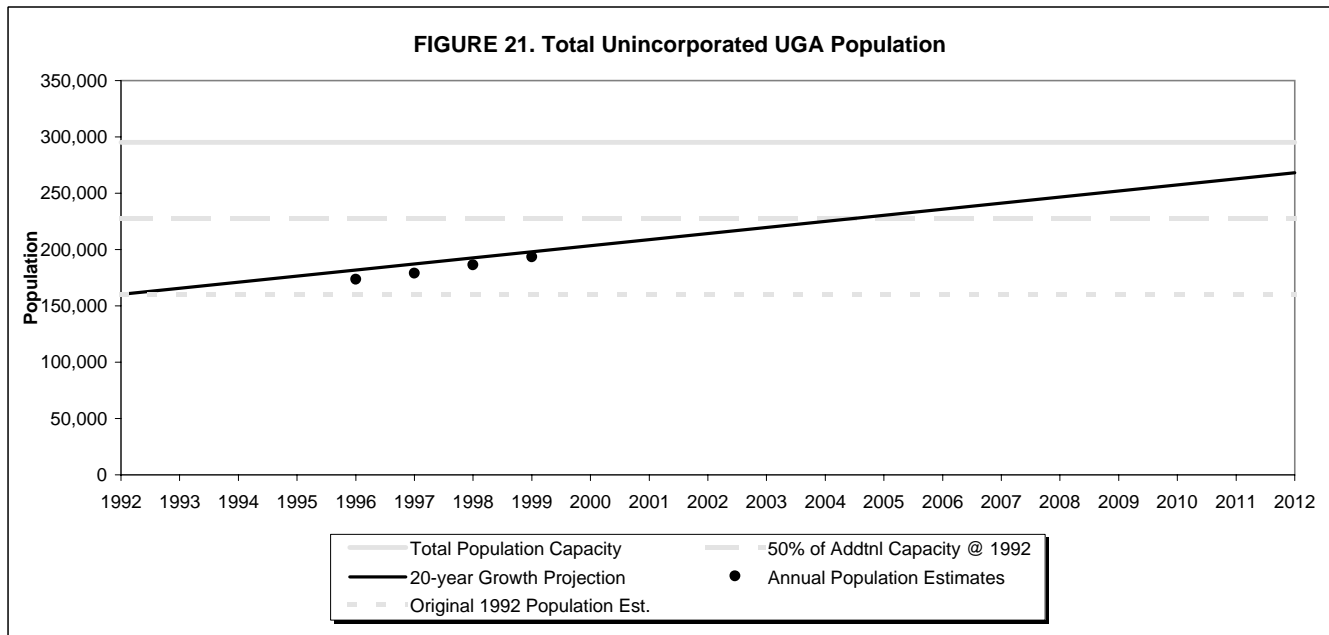
* -- using February 28, 1993 city boundaries.



Total City Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Capacity as of 1992 used Capacity*	% of Addtnl Capacity as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Total City	238,394	260,976	266,008	272,202	278,805	40,411	17.0%	2.3%	265,766	4.9%	316,600	51.7%	318,717	50.3%

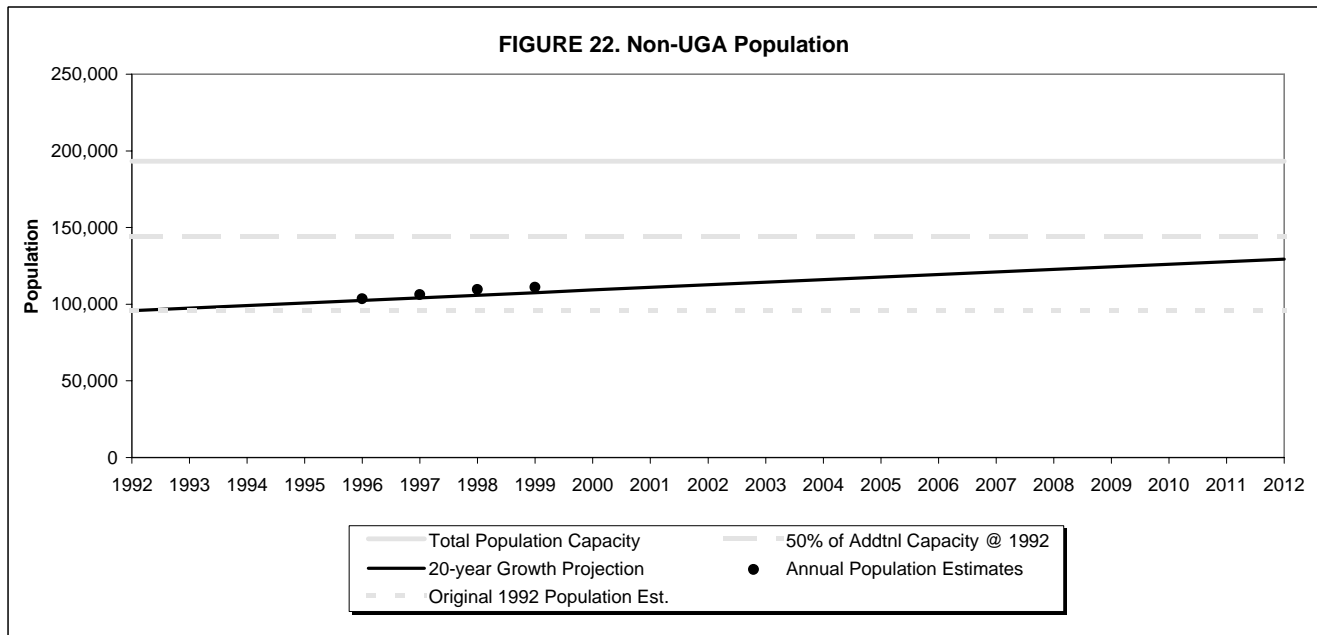
* -- using February 28, 1993 city boundaries.



Total Unincorporated UGA Population Statistics

	Revised 1992 Pop Estimate*	1996 Pop Estimate*	1997 Pop Estimate*	1998 Pop Estimate*	1999 Pop Estimate*	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target*	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Capacity* as of 1999	% of Addtl Capacity as of 1992 used
						Absolute Change	Percent Change	Average Annual % Chng						
Total Uninc. UGA	160,120	173,625	178,976	186,390	193,515	33,396	20.9%	2.7%	197,947	-2.2%	268,199	30.9%	295,274	24.7%

* -- using February 28, 1993 city boundaries.



Total Non-UGA Population Statistics (Rural Unincorporated)

	Revised 1992 Pop Estimate	1996 Pop Estimate	1997 Pop Estimate	1998 Pop Estimate	1999 Pop Estimate	1992-1999 Change			1999 Interpolated Population (based on 1992-2012 growth)	1999 Pop Est Compared to Interpolated Pop (% Diff)	Revised 2012 Pop Target	% of 1992-2012 projected growth attained by 1999 (35% expected if linear growth assumed)	Total Pop Capacity	% of Addtnl Capacity as of 1999
						Absolute Change	Percent Change	Average Annual % Chng						
Total Non-UGA	95,786	103,499	106,215	109,508	110,980	89,000	18.0%	2.4%	107,567	3.2%	129,445	45.1%	193,188	15.6%