

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED MOTION NO. 07-557

ADOPTING THE 2007 BUILDABLE LANDS REPORT AND AUTHORIZING THE
COUNTY COUNCIL CHAIRMAN AND VICE-CHAIRMAN TO SIGN TRANSMITTAL
LETTER TO THE WASHINGTON STATE DEPARTMENT OF COMMUNITY, TRADE
AND ECONOMIC DEVELOPMENT

WHEREAS, the Growth Management Act (GMA) (chapter 36.70A RCW) at RCW 36.70A.215 requires certain local governments to carry out review and evaluation programs that analyze various factors relating to the density and capacity of urban growth areas (UGAs) and that annually collect data on urban and rural land uses; and

WHEREAS, the Growth Monitoring Report is a Snohomish County annual publication, first published in 1997, containing comprehensive Snohomish County demographic information including population, employment, residential development and housing cost trends; and

WHEREAS, the review and evaluation program under RCW 36.70A.215 requires that Snohomish County provide a report, commonly referred to as a buildable lands report, every five years beginning in 2002; and

WHEREAS, the Snohomish County Countywide Planning Policies (CPPs) in section UG-14(a) establish a process for the development of the 5-year buildable lands reports involving Snohomish County cities and the county through the cooperative planning process of Snohomish County Tomorrow (SCT); and

WHEREAS, the Draft 2007 Buildable Lands Report follows a framework for coordinated county and city data collection and analysis established in the procedures report titled "Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities." This procedures report, approved by the SCT Steering Committee, also was used as the framework for the 2002 Buildable Lands Report; and

WHEREAS, the methodological assumptions employed for the preparation of the Draft 2007 Buildable Lands Report was informed by extensive stakeholder and public input through an early and continuous public involvement process; and

WHEREAS, the SCT Planning Advisory Committee, following an 18-month review process, recommended a Draft 2007 Buildable Lands Report to the SCT Steering Committee on August 9, 2007; and

WHEREAS, the major conclusions of the Draft 2007 Buildable Lands Report are located in the “Summary of Key Findings” portion of the report and are as follows:

- Overall, at the countywide UGA level:
 - urban densities are being achieved consistent with GMA comprehensive plans, and
 - there is adequate land capacity to accommodate the adopted 2025 total UGA population and employment growth targets.
- At the individual UGA level, there appears to be a 2025 population growth target/capacity inconsistency within the Monroe UGA, and a 2025 employment growth target/capacity inconsistency within the Lake Stevens UGA.
- Within the SWUGA, which has enough overall capacity to accommodate projected 2025 growth, there appear to be 2025 population growth target/capacity inconsistencies within the cities of Bothell, Brier and Lynnwood.
- In addition, the following areas appear to have very minor deficits in capacity relative to the 2025 population and employment targets. They include the Gold Bar UGA and the City of Mill Creek for 2025 population, and the City of Brier, Town of Index, City of Marysville, and the Town of Woodway for 2025 employment. Given the uncertainties and limitations of the available data and methods, these minor differences do not demonstrate inconsistencies. Instead, they suggest it would be reasonable to review the initial results and monitor them closely over the next five year period; and

WHEREAS, the SCT Steering Committee recommended a completed Draft 2007 Buildable Lands Report to the Snohomish County Council on September 5, 2007, with proposed amendments; and

WHEREAS, adoption of the 2007 Buildable Lands Report does not constitute an agency action as defined by WAC 197-11-704. Therefore, SEPA environmental review is not required. Although the adoption of the report is not an agency action, to the extent it may be considered an agency action, it is categorically exempt under WAC 197-11-800(17) as information collection and research; and

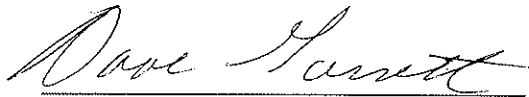
WHEREAS, SCC 2.01.035 recognizes the authority of the Snohomish County Council to adopt buildable lands reports on behalf of Snohomish County; and

WHEREAS, on October 31, 2007 the Snohomish County Council held a public hearing on the Draft 2007 Buildable Lands Report recommended by the SCT Steering Committee, at which hearing testimony was presented by the public and participating jurisdictions;

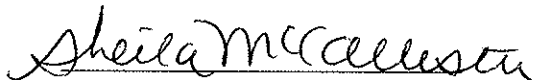
NOW, THEREFORE ON MOTION: The Snohomish County Council adopts the 2007 Buildable Lands Report, attached to this motion as Exhibit A, as amended by the Snohomish County Council at the October 31, 2007, public hearing, as the buildable lands report for Snohomish County and authorizes the Council Chairman and Vice-Chairman to affix their signatures to a letter under cover of which the report will be transmitted to the Washington State Department of Community, Trade and Economic Development.

PASSED this 31st day of October, 2007.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Dave Gossett, Council Chair

ATTEST:


Asst. Clerk of the Council

D-11