

Introduction

Snohomish County Countywide Planning Policies (CPPs) UG-2c and HO-9 require that Snohomish County Tomorrow (SCT) develop and implement a coordinated, long term growth and housing monitoring program. Policy UG-2c1 lists a series of data indicators that are to be monitored annually as part of this effort, including:

- Estimated population and employment growth;
- Annexations and incorporations;
- Residential and non-residential land consumption;
- Land supply and land values relative to demographic changes; and
- Availability and affordability of housing.

Results of the monitoring program required under UG-2c are to be published in an annual growth monitoring report to be reviewed by the Snohomish County Tomorrow Steering Committee. This report is prepared to satisfy this requirement for 2000.

The 2000 Growth Monitoring Report (GMR), published on December 29, 2000 for SCT Steering Committee review on January 24, 2001, was recommended by the SCT Planning Advisory Committee (PAC) on December 21, 2000. The report updates information contained in the 1997, 1998 and 1999 GMRs. In addition, the 2000 GMR provides more detailed information on:

- Single family residential densities achieved since 1995 within cities by plan designation and zoning (**see Section II – UGA Profiles**); and
- Multi-family residential densities achieved since 1995 in unincorporated UGAs by plan designation and zoning.

The impetus for the enhancements to this year's GMR stems from the 1997 amendments to the Growth Management Act (GMA) that established a requirement for Snohomish County and five other urban counties to implement buildable lands review and evaluation programs. Snohomish County and its cities must monitor the amount and density of residential, commercial and industrial development that has occurred since adoption of a jurisdiction's GMA comprehensive plan. Using this information as the basis for future density assumptions, an evaluation of the adequacy of the remaining suitable residential, commercial and industrial land supply within urban growth areas (UGAs) is required at five year intervals. The tracking and reporting of single family and multi-family residential densities since 1995 represents SCT's continued effort to develop more fully a crucial data series needed to produce the first buildable lands report by the state deadline of September 1, 2002.

The Growth Monitoring Report has been reorganized this year into three main sections. The first section (**General Description**) contains summary narrative and graphic descriptions of the following: (1) population growth trends; (2) employment growth trends; (3) annexations and incorporations; (4) residential development trends; and (5) housing market trends. The second section (**UGA Profiles**) contains standardized graphic and tabular depictions of key growth information for each UGA in Snohomish County, organized alphabetically by UGA. The third section (**Appendix**) contains detailed tables and documentation of methodologies that support the material contained in the first two sections.

The residential development trends section of the General Description portion of the report describes rural cluster subdivision activity trends as required by the county's General Policy Plan (GPP) LU 6.B.8 which reads:

Monitor the rate and pattern of development created by rural cluster subdivisions and report to the county council annually to ensure that a pattern of urban development is not established in rural areas.

This monitoring policy was added to the GPP as part of the county's response to the Growth Management Hearings Board's remand on rural plan densities and zoning. The county adopted a number of comprehensive plan designation and zoning changes within the rural area which went into effect December 12, 1996. Amendments to the county's Rural Cluster Subdivision (RCS) ordinance also went into effect that day. Consequently, the monitoring of RCS activity in this report focuses especially on rural cluster subdivisions submitted after December 12, 1996.

The main purpose of the GMR is to provide baseline growth-related information as part of the annual growth monitoring data collection responsibilities agreed to by cities and the county in CPP UG-2c. The report does not contain policy recommendations that would currently warrant action by the SCT Steering Committee. However, the empirical data contained in this report may lead to future land use policy discussions regarding whether comprehensive plan or growth target changes are warranted.

This report is the result of the efforts of the SCT Planning Advisory Committee (PAC) and PAC subcommittee (composed of planning staff from Snohomish County and several cities) formed in August 1996 to begin work on the scope of work for the SCT Growth Monitoring Program. Several public outreach meetings were held in the fall of 1996 with interest groups wishing to comment on the PAC subcommittee's draft growth monitoring proposal. Over the past four years, the PAC subcommittee has continued to develop and refine the technical approaches and methodologies used for this report.

For additional information on the Growth Monitoring Report, please contact any of the following staff at Snohomish County Planning & Development Services, Planning Division, 425-388-3311:

- *Stephen Toy (Project Manager)*
- *Lauren Giboney*
- *Ryan Countryman*
- *Tim Koss*

SPECIAL NOTE: The population information contained in this report for April 1, 2000 is based upon estimates developed by the State Office of Financial Management (OFM). The OFM estimates are based on results from the last decennial census (1990) and a variety of administrative records maintained over the course of the decade since the last census. Census 2000 results at the County and subcounty level for April 1, 2000 will likely become available starting in March 2001. The year 2000 population estimates by OFM and all subcounty population estimates published in this report are therefore interim estimates, and will be replaced by the 2000 census counts once they are released. The 2001 Growth Monitoring Report will publish revised 2000 population information for cities, UGAs, rural/resource areas, and the total county, based on the Census 2000 results.