

## **UGA Profiles**

In this section of the Growth Monitoring Report, a growth profile for each UGA is displayed using a standardized graphic and tabular format. UGAs are organized alphabetically. Key growth information depicted in the UGA profiles includes:

- Population Growth Trends
- Residential Building Permit Trends

### **UGA Population Growth Benchmark**

The population growth trends graph for each UGA included in the UGA Profiles section contains information relevant to the evaluation of potential UGA boundary expansions to include additional residential land, pursuant to Snohomish County Countywide Planning Policy UG-14(d). This policy states that expansion of the boundary of an individual UGA to include additional residential land shall not be permitted unless it complies with the Growth Management Act, and, for periods between five-year and ten-year UGA review and updating efforts:

*All of the following conditions are met for expansion of the boundary of an individual UGA to include additional residential land:*

- (a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period, as documented in the annual Snohomish County Tomorrow Growth Monitoring Report;*
- (b) An updated residential land capacity analysis conducted by city and county staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions; and*
- (c) The county and the city or cities within the UGA consider reasonable measures adopted as an appendix to the Countywide Planning Policies pursuant to UG-14(b) that could be taken to increase residential capacity inside the UGA without expanding the boundaries of the UGA.*

The rationale for this Countywide Planning Policy, as recommended to the Snohomish County Council by Snohomish County Tomorrow, was based on the Growth Management Act requirement (at RCW 36.70A.130(3)) for 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 population growth trend graphs that follow show for each UGA the current population estimate for the UGA (city plus unincorporated portions combined) compared with the Countywide Planning Policy 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).

Please note that the pre-Census 2000 and post-Census 2000 population estimates in the line graphs do not connect. In order to connect these two series of estimates, a revised jurisdiction-level and UGA-level intercensal (i.e., 1991 to 1999) annual population estimate series, which takes into account the Census 2000 results, would need to be developed. Unfortunately, there is insufficient data at this time to develop such a revised series.

Also note that the "Total Population Capacity" information depicted on both the line graphs and tables in the UGA profiles is based upon the original residential land capacity work done by the cities and the County in 1994-95, as documented in the "*Urban Growth Area Residential Land Capacity Analysis*" report published as a technical report in support of the County's GMA plan adoption in 1995. In some cases, these capacity estimates may not reflect up-to-date information on parcel-level development status, current city and county comprehensive plan and zoning designations, achieved densities, critical areas, other development regulation changes, and demographic assumptions, to cite just a few key examples. The 2002 Growth Monitoring Report will update these graphs using information from next year's buildable lands analysis.