# Land Use Planning and Population Projections



Watershed Restoration and Enhancement Committee WRIA 7

**March 2019** 

## Overview

- Land use planning
- Urban Growth Areas (UGA)
- Buildable Lands Analysis
- Growth forecasts
- Development regulations & permits
- Maps and data:
  - Future Land Use
  - Water Districts and UGAs
  - Well log data
  - New houses by year built
  - "Vacant" land



How much land of each type will we need to accommodate population, housing and employment growth over the next twenty years?

#### **Urban Lands**

- Industrial
- Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential

#### Rural and Resource Lands

- Agriculture
- Forest
- Mineral Resource
- Rural Commercial
- Rural Industrial
- Rural Residential

#### Public Institutional Lands

- Parks
- Schools
- Government
- Utilities
- Roads

# • How much land will we need to accommodate future growth?

- How much growth are we expecting?
- How much land of each type is needed to accommodate the forecast housing and employment growth?
- How much land is currently available?
- Are there "Reasonable Measures" to increase capacity within existing UGAs?
- Are we likely to need a UGA expansion?



Buildable Lands Analysis

RCW 36.70A.215

Evaluates whether there is sufficient suitable land within UGAs to accommodate the forecasted residential, commercial and industrial growth anticipated through the end of the 20-year GMA planning period.

If the results of the buildable lands review and evaluation reveal that planned densities are not being achieved or that deficiencies in buildable land supply exist within UGAs, cities and counties are required to adopt and implement measures, other than adjusting urban growth areas, that are reasonably likely to ensure sufficient buildable lands throughout the remaining portion of the 20-year GMA planning period.

#### Conceptual Model for 2012 Buildable Lands Report (BLR)

Buildable Lands Analysis



#### **Results for 2012 Buildable Lands Report (BLR)**



Buildable Lands Analysis

### Key Considerations relative to the WREC:

- The next BLR will not be completed until mid-year 2021
- The BLR only looks at land inside the UGA

Growth Forecasts

- The GMA requires that *most* of the future growth is directed into the cities and unincorporated urbanized areas, collectively called Urban Growth Areas (UGAs)
  - How much is "most"?

• By adopted local policy in Snohomish County, "most" means 91.5% of the growth is targeted for the UGAs

• 8.5% of the forecast growth is targeted for the rural and resource areas



Growth Forecasts and BLR



Future Land Use Map Growth Forecasts and BLR



not represent actual BLR results.

DU = Dwelling Unit



#### Future Land Use

Future Land Use and Zoning

National Forest (Includes Some Private and Non-Federal Public Lands) Local Forest (Tulalip Only) Commercial Forest Commercial Forest-Forest Transition Area Riverway Commercial Farmland Upland Commercial Farmland Local Commercial Farmland Urban Horticulture Low Density Rural Residential (1 DU/20 Acres) Rural Residential-10 Resource Transition (1 DU/10 Acres) Rural Residential-10 (1 DU/10 Acres) Rural Residential-5 (1 DU/5 Acres) Rural Residential- RD (1DU/5 Acres) Rural Residential (1 DU/5 Acres Basic) Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington) Urban Low Density Residential (Please See Map 6 of the GPP) Urban Medium Density Residential Urban High Density Residential Urban High Density Residential/ Urban Industrial (Overlapping Designations) Public/Institutional Recreational Land Rural Freeway Service Clearview Rural Commercial Reservation Commercial Urban Commercial Urban Village Transit/Pedestrian Village Urban Center Rural Industrial Urban Industrial Manufacturing Industrial Overlay (Paine Field Area) Rural \ Urban Transition Area Overlay

- Each of the Future Land Use designations has one or more implementing zoning classification
- Zoning regulates:
  - Land use options
  - Minimum lot size
  - Minimum net density
  - Bulk regulations:
    - Setbacks
    - Lot coverage
    - Building height

Land Use Regulations, Permits and Approvals

- Zoning
- Subdivision
- Short Plat
- Rural Cluster Subdivision
- Single Family Detached Units
- Cottage Housing
- Urban Center Development
- Planned Residential Development
- Forest Lands
- Agricultural Lands
- Mineral Resource Lands
- Historic and Archaeological Resources
- Airport Compatibility
- Flood Hazard
- Critical Areas
- Drainage
- Clearing and Grading
- Shorelines
- SEPA
- Construction codes
- Parking

- Land Use Approvals
- Rezones
- Boundary Line Adjustments
- Conditional Use
- Variance
- Flood Hazard
- Drainage Plan Approval
- Mitigation (Roads, Parks, Schools)
- Construction
- Mechanical
- Plumbing
- Electrical (State L&I)
- CASP and Mitigation Approval
- Shoreline Substantial Development
- Shoreline Variance
- Shoreline Conditional Use
- Right-of-way
- Water and Sewer determinations

NEW: Water Code 2019

Land Use Regulations and Permits

# Building a new SFR on an existing legal lot in the rural area:

- Site Plan
- Drainage Plan
- Clearing and Grading Plan
- Stormwater Pollution Prevention Plan (SWPPP)
- Construction Permit
- Mechanical Permit
- Plumbing Permit
- Electrical Permit (state)
- Right-of-way permit
- Well and Septic Approval (SHD)
- Additional requirements may apply:
  - Flood hazard permit
  - Shoreline Variance
  - Critical Area Study
  - Critical Area Site Plan (CASP)
  - Critical Area Mitigation Plan
  - Channel Migration Zone determination
  - Hydraulic Project Approval (WDFW)



Source: Zillow.com

New Permit-Exempt Wells in WRIA 7 How many new permit-exempt wells are expected in WRIA 7 in the next twenty years?
By sub-basin and by year?

What is the total consumptive use from those wells?
 By sub basin and by year?

New Permit-Exempt Wells in WRIA 7

### • How much growth are we expecting in WRIA 7 over the next 20 years?



- Official forecast published in 2021
- Interim forecasts published in 2017
- 91.5%
- Initial growth targets won't be available until mid-year 2021
- Cities and UGAs are served by public water systems

- 8.5%
- Sewers are not allowed
- A substantial portion of the rural area is within a water provider service area

Growth Forecasts: Rural Housing Units



\* Countywide rural and resource area HU growth 2018 -2038: WRIA 3, 4, 5, 7 and 8

Growth Forecasts: Urban Housing Units



\* Countywide UGA HU growth 2018 -2038: WRIA 3, 4, 5, 7 and 8

Countywide HU Growth Estimate 2018-2038



- How much of the 2018-2038 HU growth will be in WRIA 7 ?
  - How much HU growth will be in each subbasin within WRIA 7? Timing?
  - How many new HU will connect to public water systems?
  - How many new HU will rely on new permit-exempt wells?





How much HU growth will be in WRIA 7?

### **Assumption:**

- Past trends are good predictors of future growth distribution by WRIA; provided ...
- Adjustments needed for vacant land availability



Water Well Data in WRIA 7 (1998-2018)

- 7,320 wells added between 1999-2018 in WRIA 7
- Average of 366 new wells each year over twenty years
- New wells added over 5-year increments:

Years	New Wells inside Water District	New Wells outside Water District	Total	
1999 - 2003	807	385	1192	
2004 - 2008	828	376	1204	
2009 - 2013	2319	77	2396	
2014- 2018	2404	124	2528	
Total	6358	962	7320	



Year Built HU Data for WRIA 7 (1998-2018)

Snohomish County Location	SFR Year-Built 1998-2018 *	
WRIA 7	43-57%	
WRIA 7 Cities	26.52%	
WRIA 7 Uninc. UGA	6.05%	
WRIA 7 Rural / Resource	11.0%	
Non-WRIA 7	56.43%	

\* "Year Built" data shows that a new house was constructed, however, there is no indication if the new house is replacing an old one, and therefore <u>not</u> precisely reflecting HU growth and a corresponding increase in demand for potable water.



Vacant Land in WRIA 7

## A caution about "Vacant" land data – Snohomish County Assessor

- **1.** Does not guarantee that the parcel is actually vacant:
  - Many parcels have multiple records in the database

Example: Leased land will have a land record and a separate record for the improvements – the land will appear as if it is vacant so the land owner is not taxed on the improvements; the improvements will be in a separate record for the owner of the buildings.

- 2. Timberlands, agricultural lands, mineral resource operations, parks, estuaries, conservation areas, submerged lands, critical areas, NGPAs & CAPAs, etc. are included as "vacant".
- 3. "Vacant" will include small slivers of land along right-of-way that do not have "lot status" and are too small to develop.

#### Snohomish County Comprehensive Plan Update - 2023

#	Project/Task	2019	2020	2C21	2022	2023
1	Vision 2050		<b></b>			
2	CPP Update					
3	Buildable Lands Report					
4	2043 Initial Growth Targets					
5	2020 Census/OFM Forecasts					
6	Major Docket Applications					
7	GMA Compliance Review					
8	Comprehensive Plan Update					
9	SEPA					
10	Legislative Adoption Process					

WREC WRIA 7 deadline

## Conclusion

- Data availability and WREC timelines are not coincident
- Growth forecasting requires reliance on numerous assumptions
- The subbasin strategy should not imply a level of detail that cannot be supported by the data and assumptions.
- There are many factors that will influence the timing of growth
- Mitigation in kind, in time and in place acceptable level of accuracy?