



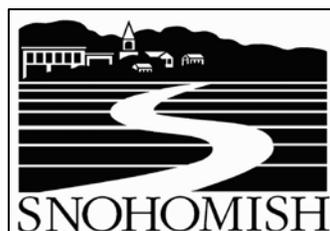
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# City of Snohomish, Washington

## COMPREHENSIVE PLAN

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**Adopted April 4, 1995**  
**Revised December 21, 1999**  
**Revised December 31, 2000**  
**Revised December 31, 2001**  
**Revised January 7, 2003**  
**Revised February 15, 2005**  
**Revised December 5, 2006**  
**Revised November 20, 2007**  
**Revised September 15, 2009**  
**Revised December 28, 2010**





**Snohomish's Historic Bicycle Tree**





**Aerial View of the City of Snohomish 2003**

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# ACKNOWLEDGMENTS

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*Snohomish County Fire Prevention District #4*



## **The Public Planning Process**

### **Our three year effort**

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Since the adoption of the City of Snohomish Comprehensive Plan in 2001, the updating process for the next adoption of the Comprehensive Plan started with the development and public involvement process for our community's Economic Development Plan.

This process involved the collective planning for growth of the community through land use planning and coordinated involvement from the business community. This plan was focused on establishing growth and residential land use potentials within our UGA. Once adopted by City Council, the Economic Development Plan has guided the land use policy development for growth.

As a result of the community land use and economic planning process, our next endeavor was to engage in the process of our land use code revisions. Over the past two years our Planning Commission, consultants, and staff have undertaken a major land use code revision to our Title 14 Section of the City Municipal Code. Many public hearings and workshops were conducted addressing each section of the code and methods the community should consider in the planning for growth and the preservation of our community's character and historic assets. In conjunction with the land use planning process, the Planning Commission in concert with our Design Review Board, established Design Guidelines for development within our Historic Business District and guidelines for new development outside our Historic District. This public process has been on-going and recently adopted design standards were implemented.

Our Critical Areas and Environmental Land Use Policies were also included in the review process. The City of Snohomish developed an Endangered Species Act Strategy. This strategy, not yet adopted, serves as the basis for our stream shorelines and wetlands critical areas Best Available Science measures. These strategies will be included in the Title 14 Land Use revision scheduled to be adopted in early 2005.

Our community's infrastructure has undergone extensive public planning and reviews with the development of a Transportation Plan, as well as our drinking, storm, and waste water planning processes. The City of Snohomish will be enacting in 2005 a new Storm Water Utility District in order to plan and finance the growing demands in our community for retention and detention. Waste water system improvements are also underway to meet current and future growth demands. All of these changes and planning for growth have involved the community in a direct and comprehensive manner.



# INTRODUCTION



## Planning History

A Comprehensive Plan was first adopted for the City of Snohomish in 1964. A major revision was adopted in 1976, and several minor revisions have occurred since that date. These changes were in response to changing local conditions and needs or to changing State mandates. This revision is occurring in response to the State Growth Management Act (GMA). Changes to the plan are being made to address those State mandated goals which were not met by previous revisions.

Since most of the goals have been addressed in the existing Comprehensive Plan, the City is making necessary revisions to the existing body of policy rather than create an entire new plan.

### Integration of City Plans

As the requirements for provision of municipal services have increased in complexity, the need to ensure these services match the requirements of the citizenry in a cost-effective way has meant that responsible local governments have had to create long-range plans for all major municipal functions. An adopted plan will reduce the risk of both private and public investment. This Comprehensive Plan incorporates adopted plans for its sewer, stormwater, water, streets and parks.

The Comprehensive Plan serves as an integrating mechanism to ensure that these plans

are compatible and all have the goal of implementing the City's overall vision.

The following are considered an integral part of this plan:

- City of Snohomish Water System Plan
- City of Snohomish Wastewater System Plan
- City of Snohomish Stormwater Management Plan
- City of Snohomish Parks Plan
- City of Snohomish Shoreline Management Plan
- City of Snohomish ESA Strategy Response Plan
- City of Snohomish Transportation Plan
- Title 14 Land Use Code
- Snohomish School District Capital Facilities plan 2002

### Integration of Interjurisdictional Plans

One of the basic tenets of the GMA is that the City, County and State Agency plans are consistent with each other and the efforts of one jurisdiction to achieve its vision are not thwarted by the actions of another agency or jurisdiction.

To this end, Snohomish County adopted Countywide Planning Policies, as mandated by GMA, to provide a basis for consistent policy development for all jurisdictions in the County as each developed its individual plans. The interjurisdictional policy organization

established as the forum for such regional issues is Snohomish County Tomorrow (SCT). This

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- City of Snohomish Water System Plan
- City of Snohomish General Sewer Plan & Wastewater Facilities Plan (2005) and Plan Update (2010)
- CSO Reduction Plan (1993) and Plan Update (2005)
- City of Snohomish Stormwater Management Plan
- City of Snohomish Parks Plan

- City of Snohomish Shoreline Management Plan
- City of Snohomish ESA Strategy Response Plan
- City of Snohomish Transportation Plan
- Title 14 Land Use Code
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These were used as the basis of the Countywide Planning Policies subsequently adopted by Snohomish County. The policies contained in the City Comprehensive Plan are consistent with those Countywide Policies and are adopted by the City as a part of this plan. In many cases they are the basis of the City's plan policies.

A regional vision of the future Central Puget Sound region has been expressed in Vision 2020 adopted by the Puget Sound Council of Government (PSCOG) in October of 1990. In this vision, sprawl is reduced along with air pollution and traffic congestion by confining and increasing the density of urban centers. The City of Snohomish is designated as an Urban Small City in the single-family area to the north part of the City and as an Activity Center in the older part of the City near the river. The Urban

Small City designation has as a goal of net residential density with four units per acre, whereas the goal for an Activity Center is 6-8 dwelling units per acre. Recent annexation along Bickford Avenue will allow for commercial use areas in an effort to create employment and economic development.

A previous interlocal agreement between the County and the City established a process by which the two entities could arrive at a mutually agreed to plan for the City Joint Comprehensive Planning Area (JCPA) and Urban Growth Area. This agreement serves as the basis for the City and the County to revisit the Comprehensive Plan as new elements and amendments are made to the document.

It established a committee of citizens to make recommendations called the Growth Management Coordinating Committee (GMCC). The GMCC was directed to look at the land uses in the JCPA, both City and County jurisdictions, and recommend an integrated plan. The City and County since then have over the course of the last few years mutually agreed upon the Urban Growth Areas for Snohomish and comparable land use designations.

The Growth Management Coordinating Committee (GMCC) was appointed by the City and County Councils, as agreed to in an interlocal agreement. This committee consisted of both City and County residents, who met over several months and made recommendations to the City and County Planning Commissions regarding the location of the Urban Growth Area (UGA), land uses within that boundary and policies addressing issues of common interest within the JCPA.

### **County's Phased Approach 2012 Plan**

In the original GMA planning process the County used a phased approach in the adoption of its Plan as required by GMA. First, the General Policy Plan was adopted. The City/County Phase II process concluded in 1998 with the adoption of similar land use designations within the City's UGA.

Currently the County has a draft EIS for UGA and growth management issues countywide base

upon 2025 projections. Final adoption of this plan will be scheduled for 2005. At that time the City of Snohomish will amend its Comprehensive Plan to meet growth strategies for the year 2025.

### **GMA 2025**

The City and County have incorporated the planning process into the draft EIS plan for the County. The objective of the 2025 process was to arrive at an agreed to plan for the areas inside the County wide planning area and use 20 years projections for future population and employments projections. These projections gave a high low range for future growth scenarios. City of Snohomish and its UGA through the countywide planning process are expected to use the target projections of Snohomish County Tomorrow (SCT) as the basis for comprehensive growth planning.

The City and County staff prepared a low and high density alternative that was presented to both the City and County Planning Commissions. In October of 2004, a preferred alternative was selected for public review. Each Planning Commission has held its own public review process and made recommendations to their respective Councils on the preferred alternatives. In order for the City of Snohomish to meet the growth projections outlined in the preferred alternatives, additional acres for residential and commercial development will be required as part of our comprehensive planning and land use designation process. .

The City and County will continue to execute interlocal agreements as needed, which will address transitional and annexation issues within the UGA.

### **GMA Goals**

This plan addresses each of the GMA's 13 goal areas and incorporates each in the City's goals and policies. The GMA goals are briefly described below:

1. **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner and with reasonable

measures to ensure growth policies are achieved by 2025.

2. **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation:** Encourage efficient traffic, pedestrian and multi-modal transportation systems that are based on regional priorities and coordinated with County and City Comprehensive Plans.
4. **Housing:** Encourage provisions for increased density and the availability of affordable housing to all economic segments of the population of this State, promote a variety of residential densities and housing types, and encourage preservation of existing housing.
5. **Economic Development:** Encourage economic development throughout the State that is consistent with adopted Comprehensive Plans, promote economic opportunity for all citizens of this State, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the State's natural resources, public services, and public facilities.
6. **Property Rights:** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits:** Applications for both State and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural Resource Industries:** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fishery industries.
9. **Open Space and Recreation:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment:** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public Facilities and Services:** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. **Historic Preservation:** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

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### City Vision Statement

In 2004, a survey which included questions basic to the future growth and development of the City was sent to every mailing address in the City. A copy of the survey summary is shown in Figure IN -1. Based on the survey and the many varied points of view expressed in writing and vocally at all the public meetings held regarding growth and delivery of municipal services aired before the City's boards, commissions, and City Council, the vision statement is currently under revision by the Planning Commission in accordance with the findings.

The City's vision statement has been revisited every year since the Comprehensive Plan's creation by the City Council and Planning Commission to ensure both are committed to its description of the future City of Snohomish.

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## **Public Involvement - Past Plan History**

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### **2012 Planning Process**

Public involvement has been encouraged during every revision of this plan document since it was originally adopted in 1964. As part of this process, in addition to the survey mailed to every City address to get ideas on the City's Vision Statement, the City held a series of neighborhood meetings. These have been held annually since 1990, and have been a forum for many City-wide issues which have included a discussion of land use, development issues, and GMA planning related issues.

In March, 1991, under an interlocal agreement, the City and County formed the Bickford Committee. Its purpose was to make recommendations regarding land uses in the Bickford corridor. By the time it completed its work in September 1991, it had also made a recommendation regarding an Urban Growth Area Boundary in that area. The committee met 33 times and its recommendations were used by the GMCC as one alternative in its deliberations.

When the critical areas protection policies and regulations were under discussion, quarter section maps showing known critical areas in the UGA were prepared. The owners of property which were shown to contain critical areas were sent letters with copies of the map showing their property and invited to participate in the formulation of the policies and regulations.

Public hearings have been held prior to all revisions to this plan document including this one. An important part of the small-town character of the City is the open access afforded the public to address its elected and appointed officials on any issue. It has not been difficult to illicit very vocal, albeit contrary, opinions regarding the City's proposed strategies to accept additional growth while preserving those characteristics which make the City a unique place for its citizens.

In January 1994, the City and the County formed a GMCC, as authorized in the interlocal agreement, which held public meetings twice a month from January, 1994 through June, 1994.

Its purpose was to serve as a forum to resolve planning issues between the City and County, particularly in the UGA outside the City limits. Two members were appointed by the County and two members by the City. These four members selected an additional three members. Of the seven members, four were County residents; three City residents.

The GMCC, based on public input, existing policies and plans, and information provided through the process, recommended an Urban Growth Boundary and Land Use plan for the UGA to the City and County Planning Commissions.

The GMCC made its recommendation to a joint City-County Planning Commission workshop on September 20, 1994.

The Planning Commissions then each held independent public hearings and made their recommendations to their respective councils.

Since then the City and County had developed UGA boundaries for the year 2025 and are working to achieve consensus of critical area policies and regulations pertaining to the protection and enhancement of critical areas in and around Snohomish. Currently land use regulations in or municipal code under Title 14 are being revised to meet the goals and polices of the Growth Management Act. This process is currently involved in a public review and public participation process.

As part of the 2025 planning process, the City now needs to plan for increased population growth for 3-4000 new residents and to also plan for an expanded work force of over 1200 new workers.

In 2008, the City conducted a public outreach and participation process for potential expansion of the City's UGA north of US-2. That process included three public workshops with area property owners and residents, and a public opinion survey. That undertaking demonstrated that area property owners and residents affiliate themselves with Snohomish and would prefer to ultimately be governed by the City of Snohomish.

**Park Element Public Involvement:** Local organizations and residents provided the basis for this plan by their participation in neighborhood meetings, answering surveys, attending public workshops and participation in task forces which helped to develop site plans for specific parks.

In developing the park element of the Comprehensive Plan, the City used comments and suggestions offered at the many neighborhood meetings hosted by City Council as discussed above. The City Park and Recreation Board also hosted a series of workshops to review the assumptions and draft

policies in the plan prior to submitting the draft to the Planning Commission for the formal hearing process. On December 02, 1995, the City Council incorporated the Park Plan and policies in the Comprehensive Plan.

The City has used this GMA plan adoption process to review the park plan elements and policies. The Park Capital Improvement Plan (CIP) is also incorporated in the Capital Facilities chapter of this plan. A major revision to the Parks Comprehensive Plan, the CIP, and sections of the Shoreline Management polices are scheduled for 2005.

## Figure IN-1 There's No Place Like Home (2004 version)

That's precisely why you may be interested in what the future holds for you and your family, as residents of Snohomish. City planners are wrestling with questions about the future size and shape of Snohomish. The new state growth management law requires the City to draw an *urban growth boundary* to anticipate and plan for growth over the next 20 years. To assist them in reviewing the City's comprehensive plan, planners would like to get a feeling for what you think. Please fill out the questionnaire below. Then simply cut along the dotted line, fold the questionnaire in half and mail it back or drop it by City Hall. It is vital to the planning process that questionnaires are returned by December 15. Your comments are welcome and will remain anonymous. The results of the survey will be published in an upcoming newsletter.

### 1. City Boundary

For over 15 years, the City has defined a planning area boundary that extends beyond the present City limits. The City expects to one day expand into the planning area. The map on back shows the current City limits and the larger planning area. How far into the planning area should the City limits one day extend?

1991	2004	
43%	14%	The City limits should remain the same.
26%	54%	The City limits should extend to the planning area boundary.
23%	25%	The City limits should be somewhere between the current limits and the planning area boundary.
5%	na	The City limits should be larger than the planning area.
3%	na	Other

### 2. Population Size

The City of Snohomish is currently home to 6,400 people. The planning area (shown on the map) now houses about 8,000 people. How many people would you like to see living in Snohomish 20 years from now?

### 3. Shopping Areas

1991	2004	
35%	37%	The same as today
31%	na	10,000 people
13%	41%	15,000 people
7%	15%	20,000 people
14%	0%	Other

Snohomish offers commercial shopping and services in the City. As the City grows, current shopping areas could expand or new centers developed in the City of in outlying areas. Where do you think shopping areas should go?

1991	2004	
	27%	Shopping and services should be confined to their current locations in the City.
	23%	New commercial areas should be developed within City limits.
	38%	Shopping and services should be constructed in the UGA outside the City limits.
	20%	Existing commercial areas should be reconstructed.
	0%	Other

### 4. Employment Opportunities

The City currently has limited properties available to provide commercial and industrial growth and subsequent jobs. Should the City increase the amount of land available to support more jobs?

1991	2004	
45%	na	Yes
55%	na	No

### 5. Housing

The cost of traditional single-family homes has risen beyond the reach of most residents. Therefore, to meet housing needs, the City must explore several options, including apartments, duplexes, and condominiums. Where should multi-family houses, such as these, be built?

1991	2004	
71%	35%	Multi-family housing should be confined to specific areas.
29%	16%	Multi-family housing should be interspersed with other housing
	53%	na

### 6. Urban Design

Architectural design is strictly controlled in Snohomish's historic district. Housing and business proposals must be approved by the Design Review Board, a group of citizens appointed by the City Council. The Council recently adopted strict landscape standards as well. What is your opinion about design control?

1991	2004	
33%	na	Design control is appropriate as is.
32%	na	Design control should extend beyond the historic district.
33%	na	Design control should be scaled back.
2%	na	Other

### 7. Environmental Issues

The City is meeting state requirements to protect local wetlands, streams and lakes, such as Blackmans Lake. Should more be done? (Check one or more.)

1991	2004	
46%	55%	No, meeting state standards is sufficient.
30%	31%	Yes, the City should be more aggressive in restoring and protecting its aquatic resources.
23%	16%	Yes and I am willing to pay more taxes to protect the resources.
1%		Other

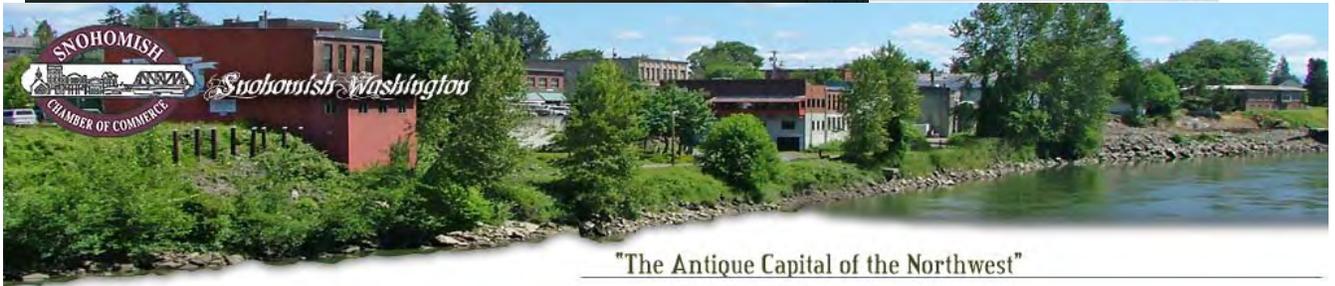
### 8. Do you live inside the current City limits?

1991	2004	
80%	87%	Yes
20%	13%	No`

### 9. Budget issues

1991	2004	
	47%	Increase taxes
	40%	Leave the same





"The Antique Capital of the Northwest"



# VISION STATEMENT



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## We visualize:

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- V1:** Many of the pioneers who settled along the banks of the Snohomish River over a century ago arrived with a clear vision of the community they would build from the gigantic firs and cedars growing in the wild river valley. True to their vision, they proceeded to build that community--a place where citizens could make a home, educate their children, find a job or conduct commerce, and enjoy the economic, social and spiritual benefits of a dynamic, fulfilling community life.
- V2:** In the years which lie ahead, we visualize a municipality which retains its historic, small town appeal while providing for measured economic growth and more people. We look for population growth resulting, in equal parts, from the community's attractiveness, new state growth management policies and the explosive expansion of the Pacific Northwest. We confirm the need to provide the Snohomish residents with a community where ample opportunities exist to work, shop and play.
- V3:** In this vision, Snohomish maintains an identifiable edge between its borders and surrounding rural, farm, and nearby urban areas, and it is apparent one has entered the City because of the character of development. Snohomish may recognize and reinforce identifiable edges associated with natural land forms, critical areas, corporate limits, existing land use patterns, Urban Growth Area boundaries and Planning Area boundaries.
- V4:** Snohomish continues to provide easy and safe access to services by growing in a compact way, avoiding sprawl and giving merited consideration to the needs of both motorized and pedestrian transportation. Trails, paths, paved walkways and safe street crossings are included in transportation planning to encourage citizens of all ages to walk to their destinations as well as to walk for both health and recreation. The use of City streets as through streets for inter-city traffic is discouraged to preserve neighborhood integrity and lessen traffic congestion in residential areas.
- V5:** We visualize Snohomish as a center which provides space for shopping, commercial services and business facilities sufficient to serve its surrounding market areas and beyond. Redevelopment of under utilized commercial areas within the community's urban growth boundary helps carry out this objective as well as that of compactness. New ventures and enterprises are welcomed. Such

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a center provides a range of shopping opportunities designed to reduce the need for trips to out-of-area shopping centers.

- V6:** Historically, a friendly community to out-of-town visitors, Snohomish continues to welcome tourists and looks for ways to become more attractive in the future. It publicizes and seeks ways of enhancing its outstanding tourism assets: its Historic District, its rivers, its scenery and our Pedestrian trail networks.
- V7:** City government's role is to continue to maintain and improve its delivery of basic municipal services, providing for growth without reducing the level of service to existing residents. The most important municipal services include water, sewer, stormwater, streets and sidewalks, police and fire protection, garbage collection and parks. The delivery of these and other services always meet approved standards. City government is sensitive and responsive to the concerns of individual citizens, and that citizens feel they are part of the process of government.
- V8:** Natural characteristics which help identify the physical character of Snohomish, such as streams, wetlands, steep slopes, and wooded areas, are retained as growth occurs. Development which is sensitive to, protects or enhances these critical and natural systems is encouraged.
- V9:** New development and growth, as well as restoration of existing facilities is compatible with both community and neighborhood characteristics, so as to contribute to and enhance the quality of life in Snohomish. Both the municipality and developers need to cooperate on infrastructure and property development to achieve this objective. Compatible innovation is encouraged.
- V10:** Housing is available for all economic groups. Although the single-family detached residence remains the dominant housing form other multi-family structures are allowed. Planning provides for a measure of increased density that complies with guidelines set forth by the State's Growth Management Act.
- V11:** An important element of the community's identity is the Historic District with its many old Victorian-style homes. Structures within this district continue to be rehabilitated whenever possible.
- V12:** This community continues to encourage cultural values and creativity in the arts, continuing the tradition established in the last century by the sponsors of the Snohomish Athenaeum and continued through the decades through the present day.
- V13:** The City believes that if this vision is followed, Snohomish will by good planning, escape the negative effects of rapid urbanization and retain its existing character and identity while providing for residential, commercial and industrial growth, a vigorous economy, a healthy and pleasant environment, and a stimulating cultural, educational and intellectual atmosphere.
- V14:** The City shall endeavor to make the meetings of the City Council and its boards and commissions more accessible to the general public through use of existing available technology. The City's web page and other means of public advertising should be used to the extent possible to make the conduct of City business more easily accessible to the public.
- V15:** The City shall endeavor to promote cultural diversity and establish non-discriminatory practices and policies in the community.

## COMMUNITY DEMOGRAPHICS



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Throughout this planning document numerous statistical data will be used. The basis for use of this data comes from numerous sources.

The three primary sources of data used for this document are:

1. Census 2000 Federal Register.
2. Snohomish County Planning and Community Development.
3. Office of Trade and Community Development State of Washington.

This document has attempted to use the most current of data available at the time of development.

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Snohomish city, Washington

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>8,494</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>8,494</b>	<b>100.0</b>
Male.....	4,053	47.7	Hispanic or Latino (of any race).....	330	3.9
Female.....	4,441	52.3	Mexican.....	237	2.8
Under 5 years.....	673	7.9	Puerto Rican.....	10	0.1
5 to 9 years.....	605	7.1	Cuban.....	7	0.1
10 to 14 years.....	569	6.7	Other Hispanic or Latino.....	76	0.9
15 to 19 years.....	635	7.5	Not Hispanic or Latino.....	8,164	96.1
20 to 24 years.....	486	5.7	White alone.....	7,742	91.1
25 to 34 years.....	1,372	16.2	<b>RELATIONSHIP</b>		
35 to 44 years.....	1,441	17.0	<b>Total population</b> .....	<b>8,494</b>	<b>100.0</b>
45 to 54 years.....	1,090	12.8	In households.....	8,077	95.1
55 to 59 years.....	313	3.7	Householder.....	3,276	38.6
60 to 64 years.....	233	2.7	Spouse.....	1,470	17.3
65 to 74 years.....	436	5.1	Child.....	2,530	29.8
75 to 84 years.....	402	4.7	Own child under 18 years.....	2,082	24.5
85 years and over.....	239	2.8	Other relatives.....	268	3.2
Median age (years).....	34.2	(X)	Under 18 years.....	103	1.2
18 years and over.....	6,245	73.5	Nonrelatives.....	533	6.3
Male.....	2,907	34.2	Unmarried partner.....	229	2.7
Female.....	3,338	39.3	In group quarters.....	417	4.9
21 years and over.....	5,913	69.6	Institutionalized population.....	299	3.5
62 years and over.....	1,209	14.2	Noninstitutionalized population.....	118	1.4
65 years and over.....	1,077	12.7	<b>HOUSEHOLD BY TYPE</b>		
Male.....	390	4.6	<b>Total households</b> .....	<b>3,276</b>	<b>100.0</b>
Female.....	687	8.1	Family households (families).....	2,100	64.1
<b>RACE</b>			With own children under 18 years.....	1,191	36.4
One race.....	8,248	97.1	Married-couple family.....	1,470	44.9
White.....	7,954	93.6	With own children under 18 years.....	745	22.7
Black or African American.....	43	0.5	Female householder, no husband present.....	468	14.3
American Indian and Alaska Native.....	47	0.6	With own children under 18 years.....	338	10.3
Asian.....	106	1.2	Nonfamily households.....	1,176	35.9
Asian Indian.....	6	0.1	Householder living alone.....	953	29.1
Chinese.....	12	0.1	Householder 65 years and over.....	319	9.7
Filipino.....	39	0.5	Households with individuals under 18 years.....	1,274	38.9
Japanese.....	15	0.2	Households with individuals 65 years and over.....	609	18.6
Korean.....	5	0.1	Average household size.....	2.47	(X)
Vietnamese.....	10	0.1	Average family size.....	3.03	(X)
Other Asian <sup>1</sup> .....	19	0.2	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	10	0.1	<b>Total housing units</b> .....	<b>3,444</b>	<b>100.0</b>
Native Hawaiian.....	6	0.1	Occupied housing units.....	3,276	95.1
Guamanian or Chamorro.....	1	-	Vacant housing units.....	168	4.9
Samoan.....	1	-	For seasonal, recreational, or occasional use.....	10	0.3
Other Pacific Islander <sup>2</sup> .....	2	-	Homeowner vacancy rate (percent).....	2.3	(X)
Some other race.....	88	1.0	Rental vacancy rate (percent).....	4.2	(X)
Two or more races.....	246	2.9	<b>HOUSING TENURE</b>		
<b>Race alone or in combination with one or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>3,276</b>	<b>100.0</b>
White.....	8,189	96.4	Owner-occupied housing units.....	1,799	54.9
Black or African American.....	75	0.9	Renter-occupied housing units.....	1,477	45.1
American Indian and Alaska Native.....	147	1.7	Average household size of owner-occupied units.....	2.69	(X)
Asian.....	182	2.1	Average household size of renter-occupied units.....	2.19	(X)
Native Hawaiian and Other Pacific Islander.....	31	0.4			
Some other race.....	126	1.5			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Snohomish city, Washington

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school.....	2,228	100.0	Total population.....	8,454	100.0
Nursery school, preschool.....	232	10.4	Native.....	8,060	95.3
Kindergarten.....	171	7.7	Born in United States.....	7,967	94.2
Elementary school (grades 1-8).....	903	40.5	State of residence.....	4,747	56.2
High school (grades 9-12).....	513	23.0	Different state.....	3,220	38.1
College or graduate school.....	409	18.4	Born outside United States.....	93	1.1
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born.....	394	4.7
Population 25 years and over.....	5,487	100.0	Entered 1990 to March 2000.....	168	2.0
Less than 9th grade.....	265	4.8	Naturalized citizen.....	173	2.0
9th to 12th grade, no diploma.....	597	10.9	Not a citizen.....	221	2.6
High school graduate (includes equivalency).....	1,499	27.3	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree.....	1,342	24.5	Total (excluding born at sea).....	394	100.0
Associate degree.....	534	9.7	Europe.....	46	11.7
Bachelor's degree.....	867	15.8	Asia.....	89	22.6
Graduate or professional degree.....	383	7.0	Africa.....	-	-
Percent high school graduate or higher.....	84.3	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	22.8	(X)	Latin America.....	183	46.4
<b>MARITAL STATUS</b>			Northern America.....	76	19.3
Population 15 years and over.....	6,579	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married.....	1,721	26.2	Population 5 years and over.....	7,764	100.0
Now married, except separated.....	3,261	49.6	English only.....	7,360	94.8
Separated.....	112	1.7	Language other than English.....	404	5.2
Widowed.....	395	6.0	Speak English less than "very well".....	205	2.6
Female.....	319	4.8	Spanish.....	252	3.2
Divorced.....	1,090	16.6	Speak English less than "very well".....	171	2.2
Female.....	628	9.5	Other Indo-European languages.....	49	0.6
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well".....	-	-
Grandparent living in household with one or more own grandchildren under 18 years.....	96	100.0	Asian and Pacific Island languages.....	84	1.1
Grandparent responsible for grandchildren.....	8	8.3	Speak English less than "very well".....	28	0.4
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over ..	6,198	100.0	Total population.....	8,454	100.0
Civilian veterans.....	897	14.5	Total ancestries reported.....	10,189	120.5
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab.....	-	-
Population 5 to 20 years.....	1,858	100.0	Czech <sup>1</sup> .....	32	0.4
With a disability.....	49	2.6	Danish.....	135	1.6
Population 21 to 64 years.....	4,766	100.0	Dutch.....	310	3.7
With a disability.....	742	15.6	English.....	1,245	14.7
Percent employed.....	60.9	(X)	French (except Basque) <sup>1</sup> .....	396	4.7
No disability.....	4,024	84.4	French Canadian <sup>1</sup> .....	88	1.0
Percent employed.....	82.3	(X)	German.....	2,329	27.5
Population 65 years and over.....	829	100.0	Greek.....	43	0.5
With a disability.....	306	36.9	Hungarian.....	42	0.5
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup> .....	1,177	13.9
Population 5 years and over.....	7,764	100.0	Italian.....	352	4.2
Same house in 1995.....	2,969	38.2	Lithuanian.....	47	0.6
Different house in the U.S. in 1995.....	4,699	60.5	Norwegian.....	827	9.8
Same county.....	3,119	40.2	Polish.....	112	1.3
Different county.....	1,580	20.4	Portuguese.....	51	0.6
Same state.....	878	11.3	Russian.....	88	1.0
Different state.....	702	9.0	Scotch-Irish.....	292	3.5
Elsewhere in 1995.....	96	1.2	Scottish.....	221	2.6
			Slovak.....	8	0.1
			Subsaharan African.....	-	-
			Swedish.....	165	2.0
			Swiss.....	104	1.2
			Ukrainian.....	8	0.1
			United States or American.....	281	3.3
			Welsh.....	105	1.2
			West Indian (excluding Hispanic groups).....	9	0.1
			Other ancestries.....	1,722	20.4

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Snohomish city, Washington

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over .....	6,444	100.0	Households .....	3,237	100.0
In labor force .....	4,355	67.6	Less than \$10,000 .....	217	6.7
Civilian labor force .....	4,355	67.6	\$10,000 to \$14,999 .....	140	4.3
Employed .....	4,137	64.2	\$15,000 to \$24,999 .....	401	12.4
Unemployed .....	218	3.4	\$25,000 to \$34,999 .....	428	13.2
Percent of civilian labor force .....	5.0	(X)	\$35,000 to \$49,999 .....	565	17.5
Armed Forces .....	-	-	\$50,000 to \$74,999 .....	670	20.7
Not in labor force .....	2,089	32.4	\$75,000 to \$99,999 .....	433	13.4
Females 16 years and over .....	3,396	100.0	\$100,000 to \$149,999 .....	316	9.8
In labor force .....	2,101	61.9	\$150,000 to \$199,999 .....	57	1.8
Civilian labor force .....	2,101	61.9	\$200,000 or more .....	10	0.3
Employed .....	2,019	59.5	Median household income (dollars) .....	46,396	(X)
Own children under 6 years .....	803	100.0	With earnings .....	2,680	82.8
All parents in family in labor force .....	524	65.3	Mean earnings (dollars) <sup>1</sup> .....	56,090	(X)
<b>COMMUTING TO WORK</b>			With Social Security income .....	664	20.5
Workers 16 years and over .....	4,057	100.0	Mean Social Security income (dollars) <sup>1</sup> .....	10,736	(X)
Car, truck, or van -- drove alone .....	3,020	74.4	With Supplemental Security Income .....	124	3.8
Car, truck, or van -- carpooled .....	654	16.1	Mean Supplemental Security Income (dollars) <sup>1</sup> .....	8,906	(X)
Public transportation (including taxicab) .....	96	2.4	With public assistance income .....	75	2.3
Walked .....	119	2.9	Mean public assistance income (dollars) <sup>1</sup> .....	4,741	(X)
Other means .....	36	0.9	With retirement income .....	421	13.0
Worked at home .....	132	3.3	Mean retirement income (dollars) <sup>1</sup> .....	15,805	(X)
Mean travel time to work (minutes) <sup>1</sup> .....	28.9	(X)	<b>Families .....</b>		
Employed civilian population 16 years and over .....	4,137	100.0	Less than \$10,000 .....	44	2.2
<b>OCCUPATION</b>			\$10,000 to \$14,999 .....	49	2.4
Management, professional, and related occupations .....	1,447	35.0	\$15,000 to \$24,999 .....	204	10.0
Service occupations .....	625	15.1	\$25,000 to \$34,999 .....	226	11.1
Sales and office occupations .....	943	22.8	\$35,000 to \$49,999 .....	274	13.4
Farming, fishing, and forestry occupations .....	53	1.3	\$50,000 to \$74,999 .....	586	28.7
Construction, extraction, and maintenance occupations .....	511	12.4	\$75,000 to \$99,999 .....	331	16.2
Production, transportation, and material moving occupations .....	558	13.5	\$100,000 to \$149,999 .....	281	13.8
<b>INDUSTRY</b>			\$150,000 to \$199,999 .....	37	1.8
Agriculture, forestry, fishing and hunting, and mining .....	77	1.9	\$200,000 or more .....	10	0.5
Construction .....	497	12.0	Median family income (dollars) .....	61,034	(X)
Manufacturing .....	522	12.6	Per capita income (dollars) <sup>1</sup> .....	20,917	(X)
Wholesale trade .....	80	1.9	<b>Median earnings (dollars):</b>		
Retail trade .....	481	11.6	Male full-time, year-round workers .....	40,463	(X)
Transportation and warehousing, and utilities .....	127	3.1	Female full-time, year-round workers .....	33,929	(X)
Information .....	184	4.4	Subject		
Finance, insurance, real estate, and rental and leasing .....	251	6.1	<b>POVERTY STATUS IN 1999</b>		
Professional, scientific, management, administrative, and waste management services .....	337	8.1	Families .....	83	4.1
Educational, health and social services .....	864	20.9	With related children under 18 years .....	66	5.5
Arts, entertainment, recreation, accommodation and food services .....	307	7.4	With related children under 5 years .....	37	7.0
Other services (except public administration) .....	188	4.5	<b>Families with female householder, no husband present .....</b>		
Public administration .....	222	5.4	With related children under 18 years .....	45	11.2
<b>CLASS OF WORKER</b>			With related children under 5 years .....	36	13.1
Private wage and salary workers .....	3,233	78.1	With related children under 5 years .....	13	12.3
Government workers .....	671	16.2	<b>Individuals .....</b>		
Self-employed workers in own not incorporated business .....	224	5.4	18 years and over .....	586	7.2
Unpaid family workers .....	9	0.2	65 years and over .....	449	7.6
			Related children under 18 years .....	86	10.4
			Related children 5 to 17 years .....	134	6.1
			Unrelated individuals 15 years and over .....	85	5.6
				285	17.2

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Snohomish city, Washington

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units</b> .....	<b>3,426</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			Occupied housing units .....	<b>3,258</b>	<b>100.0</b>
1-unit, detached .....	1,985	57.9	1.00 or less .....	3,158	96.9
1-unit, attached .....	82	2.4	1.01 to 1.50 .....	48	1.5
2 units .....	274	8.0	1.51 or more .....	52	1.6
3 or 4 units .....	297	8.7			
5 to 9 units .....	306	8.9	Specified owner-occupied units .....	<b>1,510</b>	<b>100.0</b>
10 to 19 units .....	220	6.4	<b>VALUE</b>		
20 or more units .....	166	4.8	Less than \$50,000 .....	-	-
Mobile home .....	96	2.8	\$50,000 to \$99,999 .....	35	2.3
Boat, RV, van, etc .....	-	-	\$100,000 to \$149,999 .....	253	16.8
			\$150,000 to \$199,999 .....	746	49.4
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	355	23.5
1999 to March 2000 .....	109	3.2	\$300,000 to \$499,999 .....	121	8.0
1995 to 1998 .....	335	9.8	\$500,000 to \$999,999 .....	-	-
1990 to 1994 .....	368	10.7	\$1,000,000 or more .....	-	-
1980 to 1989 .....	519	15.1	Median (dollars) .....	179,500	(X)
1970 to 1979 .....	551	16.1			
1960 to 1969 .....	294	8.6	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 .....	496	14.5	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier .....	754	22.0	With a mortgage .....	1,243	82.3
<b>ROOMS</b>			Less than \$300 .....	-	-
1 room .....	124	3.6	\$300 to \$499 .....	8	0.5
2 rooms .....	174	5.1	\$500 to \$699 .....	43	2.8
3 rooms .....	317	9.3	\$700 to \$999 .....	99	6.6
4 rooms .....	616	18.0	\$1,000 to \$1,499 .....	623	41.3
5 rooms .....	614	17.9	\$1,500 to \$1,999 .....	352	23.3
6 rooms .....	664	19.4	\$2,000 or more .....	118	7.8
7 rooms .....	341	10.0	Median (dollars) .....	1,398	(X)
8 rooms .....	256	7.5	Not mortgaged .....	267	17.7
9 or more rooms .....	320	9.3	Median (dollars) .....	349	(X)
Median (rooms) .....	5.3	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
Occupied housing units .....	<b>3,258</b>	<b>100.0</b>	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>INCOME IN 1999</b>		
1999 to March 2000 .....	913	28.0	Less than 15.0 percent .....	270	17.9
1995 to 1998 .....	1,309	40.2	15.0 to 19.9 percent .....	253	16.8
1990 to 1994 .....	425	13.0	20.0 to 24.9 percent .....	354	23.4
1980 to 1989 .....	259	7.9	25.0 to 29.9 percent .....	216	14.3
1970 to 1979 .....	156	4.8	30.0 to 34.9 percent .....	149	9.9
1969 or earlier .....	196	6.0	35.0 percent or more .....	268	17.7
			Not computed .....	-	-
<b>VEHICLES AVAILABLE</b>			Specified renter-occupied units .....	<b>1,475</b>	<b>100.0</b>
None .....	205	6.3	<b>GROSS RENT</b>		
1 .....	1,099	33.7	Less than \$200 .....	50	3.4
2 .....	1,267	38.9	\$200 to \$299 .....	63	4.3
3 or more .....	687	21.1	\$300 to \$499 .....	176	11.9
			\$500 to \$749 .....	655	44.4
<b>HOUSE HEATING FUEL</b>			\$750 to \$999 .....	304	20.6
Utility gas .....	997	30.6	\$1,000 to \$1,499 .....	187	12.7
Bottled, tank, or LP gas .....	32	1.0	\$1,500 or more .....	14	0.9
Electricity .....	2,013	61.8	No cash rent .....	26	1.8
Fuel oil, kerosene, etc .....	82	2.5	Median (dollars) .....	671	(X)
Coal or coke .....	-	-			
Wood .....	72	2.2	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy .....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel .....	62	1.9	Less than 15.0 percent .....	334	22.6
No fuel used .....	-	-	15.0 to 19.9 percent .....	161	10.9
			20.0 to 24.9 percent .....	240	16.3
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent .....	218	14.8
Lacking complete plumbing facilities .....	-	-	30.0 to 34.9 percent .....	125	8.5
Lacking complete kitchen facilities .....	27	0.8	35.0 percent or more .....	347	23.5
No telephone service .....	100	3.1	Not computed .....	50	3.4

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Census 2000, Summary File 3 Primary Profile 1: AGE, SEX, RACE, MARITAL STATUS, HOUSEHOLD TYPE & RELATIONSHIP Prime-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P1/P2/P3/P4/P5. PERSONS		P13. HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER			P8. AGE BY SEX			P9/P11. HOUSEHOLD TYPE BY RELATIONSHIP		
Universe: Total Population		Universe: Households			Universe: Total Population			Universe: Total Population w/Pop 65 and Over		
		Age--	Family	Nonfamily		Male	Female		All Ages	65 & Over
Total Population	8,454				Total:	4,111	4,343	In Households:	8,038	816
Unweighted Sample Count	879	Total:	2,042	1,195				Family Households:	6,565	479
100-Percent Count	8,494	15-24	117	105	<1	74	27	Householder:	2,042	236
Percent of Persons in Sample	10.3%	25-34	463	149	1	74	72	Male	1,348	195
Urban:	8,454	35-44	576	246	2	47	37	Female	694	41
Inside Urbanized Areas	8,454	45-54	476	221	3	46	105	Spouse	1,516	230
Inside Urban Clusters	0	55-64	174	160	4	134	74	Parent	39	0
Rural:	0	65-74	125	94	5	62	59	Child:	2,658	
Farm	0	75-84	104	154				Natural-born	2,475	
Non Farm	0	85+	7	66	6	107	70	Adopted	61	
					7	47	70	Step	122	
					8	36	95	Grandchild	73	
P6/P7. POPULATION BY RACE AND HISPANIC OR LATINO ORIGIN					9	38	33	Brother or Sister	55	
Universe: Total Population			Total	Hispanic or Latino	10	51	69	Other Relatives	64	0
Total Population:			8,454	385	11	65	37	Nonrelatives	118	13
White Alone			7,875	235	12	90	44	Nonfamily Households:	1,473	337
Black/African American Alone			28	12	13	52	40	Male Householder:	614	103
American Indian/Alaska Native Alone			59	0	14	63	57	Living Alone	453	87
Asian Alone			100	0	15	77	58	Not Living Alone	161	16
Native Hawaiian/Other Pacific Islander Alone			0	0	16	38	71	Female Householder:	581	211
Some Other Race Alone			112	112	17	78	59	Living Alone	505	202
Two or More Races			280	26	18	63	68	Not Living Alone	76	9
					19	47	47	Nonrelatives	278	23
					20	31	36	In Group Quarters:	416	240
P18. SEX BY MARITAL STATUS								Institutionalized	311	227
Universe: Population 15 Years and Over								Noninstitutionalized	105	13
		Total	Male	Female	21	66	38	P10. HOUSEHOLD SIZE BY TYPE BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS		
Total Population 15 and Over:	6,579	3,125	3,454		22-24	173	142	Universe: Households (3,237)		
Never Married	1,721	1,043	678		25-29	297	333	1-Person Households:		
Now Married:	3,373	1,544	1,829		30-34	362	335	Male Householder		
Spouse Present	3,020	1,418	1,602		35-39	348	416	Female Householder		
Spouse Absent:	353	126	227		40-44	388	333	2-or-More-Person Households:		
Separated	112	55	57		45-49	277	320	Family Households:		
Other	241	71	170		50-54	256	234	Married Couple Family Hseholds:		
Widowed	395	76	319		55-59	132	153	With Own Children Under 18		
Divorced	1,090	462	628		60-61	45	67	No Own Children Under 18		
					62-64	63	72	Other Family Households:		
PCT1. UNMARRIED-PARTNER HOUSEHOLDS BY SEX OF PARTNERS					65-66	24	63	Male Householder, no Wife:		
Universe: Households					67-69	51	117	With Own Children Under 18		
Total Households:			3,237		70-74	98	74	No Own Children Under 18		
Unmarried-partner Households:			129		75-79	79	162	Female Householder, no Husband:		
Male Householder and Male Partner			8		80-84	61	93	With Own Children Under 18		
Male Householder and Female Partner			69		85+	71	163	No Own Children Under 18		
Female Householder and Female Partner			0					Nonfamily Households:		
Female Householder and Male Partner			52					Male Householder		
All Other Households			3,108					Female Householder		

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Census 2000, Summary File 3 Primary Profile 3: FIRST ANCESTRY AND TOTAL ANCESTRIES REPORTED; RESIDENCE IN 1995 Prime-3  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT16/PCT18 ANCESTRY								
Two Universes: PCT16-Persons; PCT18-Total Ancestry Categories Reported								
First Ancestry	First 7,161	Total N/A		First Reported	Total Reported		First Reported	Total Reported
Total Specified Ancestries	N/A	10,189						
Acadian/Cajun	0	0	Israeli	0	0	West Indian (Exc Hisp Gp):	9	9
Afghan	0	0	Italian	282	352	Bahamian	0	0
Albanian	0	0	Latvian	31	31	Barbadian	0	0
Alsatian	0	0	Lithuanian	47	47	Belizean	0	0
Arab:	0	0	Luxemburger	0	0	Bermudan	0	0
Egyptian	0	0	Macedonian	0	0	British West Indian	0	0
Iraqi	0	0	Maltese	0	0	Dutch West Indian	0	0
Jordanian	0	0	New Zealander	0	0	Haitian	0	0
Lebanese	0	0	Northern European	70	70	Jamaican	0	0
Moroccan	0	0	Norwegian	614	827	Trinidadian & Tobagonian	9	9
Palestinian	0	0	Pennsylvania German	0	0	U.S. Virgin Islander	0	0
Syrian	0	0	Polish	74	112	West Indian	0	0
Arab/Arabic	0	0	Portuguese	11	51	Other West Indian	0	0
Other Arab	0	0	Romanian	0	0	Yugoslavian	14	14
Armenian	0	0	Russian	62	88	Other Groups**	812	969
Assyrian/Chaldean/Syriac	0	0	Scandinavian	92	189	Unclassified or		
Australian	7	7	Scotch-Irish	213	292	Not Reported	1,293	N/A
Austrian	7	12	Scottish	158	221			
Basque	0	0	Serbian	0	6	-----		
Belgian	0	10	Slavic	0	8	PCT21. RESIDENCE IN 1995		
Brazilian	0	0	Slovak	0	8	Universe: Population 5 Years and Over		
British	82	150	Slovene	0	0	Total Population 5 and Over: 7,764		
Bulgarian	0	0	Soviet Union	0	0	Same House in 1995 2,969		
Canadian	47	56	Subsaharan African:	0	0	Different House in 1995: 4,795		
Carpatho Rusyn	0	0	Cape Verdean	0	0	In United States in 1995: 4,699		
Celtic	0	8	Ethiopian	0	0	Same City or Town: 996		
Croatian	8	8	Ghanian	0	0	Same County 996		
Cypriot	0	0	Kenyan	0	0	Different County (Same State) 0		
Czech	7	14	Liberian	0	0	Not Same City or Town: 3,703		
Czechoslovakian	18	18	Nigerian	0	0	Same County 2,123		
Danish	112	135	Senegalese	0	0	Different County: 1,580		
Dutch	211	310	Sierra Leonean	0	0	Same State 878		
Eastern European	0	0	Somalian	0	0	Different State: 702		
English	840	1,245	South African	0	0	Northeast 75		
Estonian	8	8	Sudanese	0	0	Midwest 46		
European	96	96	Ugandan	0	0	South 181		
Finnish	58	83	Zairian	0	0	West 400		
French (Except Basque)	185	396	Zimbabwean	0	0	In Puerto Rico in 1995: 0		
French Canadian	57	88	African	0	0	Same City or Town 0		
German	1,664	2,329	Other Subsaharan Af	0	0	Not Same City or Town 0		
German Russian	0	0	Swedish	123	165	Same Municipio 0		
Greek	37	43	Swiss	30	104	Different Municipio 0		
Guyanese	0	0	Turkish	5	5	Elsewhere in 1995: 96		
Hungarian	25	42	Ukranian	8	8	U.S. Island Areas 4		
Icelander	0	0	United States/American*	281	281	Foreign Country or at Sea 92		
Iranian	0	0	Welsh	70	105			
Irish	686	1,169						

\* Includes only people reporting "U.S." or "American" as their sole ancestry. For example, "Irish-American" is tallied only as "Irish".  
 \*\* Includes most reported ancestries which are equivalent to specific race & Hispanic/Latino groups, such as Cree, Thai, Samoan & Cuban.

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Census 2000, Summary File 3 Primary Profile 4: SCHOOL ENROLLMENT AND EDUCATIONAL ATTAINMENT BY RACE & HISP./LATINO Prime-4  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P147A-I. SCHOOL ENROLLMENT BY LEVEL AND SCHOOL TYPE BY RACE (*) AND HISPANIC OR LATINO (**)										
Universe: Population 3 Years and Over										
	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races	Hispanic or Latino	White Alone not Hisp. or Latino	
Total Population 3 and Over:	7,598	28	59	96	0	95	247	368	7,363	
In Nursery School/Preschool:	210	0	0	0	0	0	22	24	186	
Public School	88	0	0	0	0	0	8	12	76	
Private School	122	0	0	0	0	0	14	12	110	
Enrolled in Kindergarten:	159	12	0	0	0	0	0	12	159	
Public School	159	12	0	0	0	0	0	12	159	
Private School	0	0	0	0	0	0	0	0	0	
Enrolled in Grade 1 - Grade 8:	829	0	5	4	0	10	55	82	772	
Public School	730	0	5	4	0	10	50	77	673	
Private School	99	0	0	0	0	0	5	5	99	
Enrolled in Grade 9 - Grade12:	489	0	6	12	0	0	6	8	481	
Public School	466	0	6	12	0	0	6	8	458	
Private School	23	0	0	0	0	0	0	0	23	
Enrolled in College:	350	4	0	34	0	0	21	11	350	
Public School	284	4	0	34	0	0	21	11	284	
Private School	66	0	0	0	0	0	0	0	66	
Not Enrolled in School	5,561	12	48	46	0	85	143	231	5,415	

P148A-I. EDUCATIONAL ATTAINMENT BY SEX BY RACE (*) AND HISPANIC OR LATINO (**)										
Universe: Population 25 Years and Over										
	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races	Hispanic or Latino	White Alone not Hisp. or Latino	
Total Population 25 and Over:	5,150	16	48	72	0	37	164	153	5,045	
Male:	2,401	9	21	37	0	15	69	88	2,339	
Less than 9th Grade	149	0	0	0	0	8	0	49	108	
9th-12th Grade, No Diploma	276	0	0	0	0	7	10	18	265	
High School Graduate/GED	625	0	7	18	0	0	11	0	625	
Some College, No Degree	548	4	9	19	0	0	28	11	548	
Associate Degree	213	5	0	0	0	0	7	0	213	
Bachelor's Degree	351	0	5	0	0	0	13	0	351	
Graduate/Professional Degree	239	0	0	0	0	0	0	10	229	
Female:	2,749	7	27	35	0	22	95	65	2,706	
Less than 9th Grade	101	0	0	0	0	0	7	20	81	
9th-12th Grade, No Diploma	272	0	12	0	0	0	20	9	263	
High School Graduate/GED	783	0	7	25	0	13	10	27	769	
Some College, No Degree	690	7	0	10	0	0	27	0	690	
Associate Degree	288	0	8	0	0	0	13	0	288	
Bachelor's Degree	471	0	0	0	0	9	18	9	471	
Graduate/Professional Degree	144	0	0	0	0	0	0	0	144	

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic are also counted in the seven racial categories.

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Census 2000, Summary File 3 Primary Profile 6: LABOR FORCE STATUS; WORK & FAMILY; HOURS/WEEKS WORKED; DISABILITY STATUS Prime-6  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P43/P150A-I. EMPLOYMENT STATUS BY SEX BY RACE AND HISPANIC OR LATINO ORIGIN											
Universe: Population 16 Years and Over											
	All Races	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races *	Hispanic or Latino	White Alone not Hisp. or Latino	
Total 16 and Over:	6,444	6,047	16	54	89	0	74	164 *	241	5,891	
Male:	3,048	2,858	9	21	54	0	37	69 *	161	2,745	
In Labor Force:	2,254	2,122	5	18	32	0	22	55 *	106	2,038	
In Armed Forces	0	0	0	0	0	0	0	0 *	0	0	
Civilian:	2,254	2,122	5	18	32	0	22	55 *	106	2,038	
Employed	2,118	2,010	5	14	18	0	22	49 *	106	1,926	
Unemployed	136	112	0	4	14	0	0	6 *	0	112	
Not in Labor Force	794	736	4	3	22	0	15	14 *	55	707	
Female:	3,396	3,189	7	33	35	0	37	95 *	80	3,146	
In Labor Force:	2,101	1,963	0	20	24	0	29	65 *	52	1,940	
In Armed Forces	0	0	0	0	0	0	0	0 *	0	0	
Civilian:	2,101	1,963	0	20	24	0	29	65 *	52	1,940	
Employed	2,019	1,890	0	20	24	0	20	65 *	43	1,867	
Unemployed	82	73	0	0	0	0	9	0 *	9	73	
Not in Labor Force	1,295	1,226	7	13	11	0	8	30 *	28	1,206	

P46. LIVING ARRANGEMENTS OF OWN CHILDREN UNDER 18 YEARS IN FAMILIES AND SUBFAMILIES BY EMPLOYMENT STATUS OF PARENTS				P48. FAMILY TYPE BY NUMBER OF WORKERS IN FAMILY IN 1999		P47. WORK STATUS IN 1999 BY USUAL HOURS WORKED PER WEEK BY WEEKS WORKED		
Universe: Own Children Under 18 Years in Families and Subfamilies				Universe: Families		Universe: Population 16 Years and Over		
		Under 6	6 to 17				Male	Female
Total Children in Universe:		803	1,382	Total Families:	2,042			
Living with Two Parents:		585	988	Married Cpl Fam:	1,470	Total Pop. 16+:	3,048	3,396
Both Parents in Labor Force		346	677	No Workers	170	Worked in 1999:	2,392	2,318
Father Only in Labor Force		212	187	1 Worker	194	35+ Hours/Week	2,156	1,606
Mother Only in Labor Force		8	88	2 Workers:	914	50-52 Weeks	1,496	1,116
Neither Parent in Labor Force		19	36	Husband and		48-49 Weeks	179	62
Living with One Parent:		218	394	Wife Worked	818	40-47 Weeks	142	153
Living with Father:		72	137	Other	96	27-39 Weeks	116	156
In Labor Force		55	113	3+ Workers:	192	14-26 Weeks	168	56
Not in Labor Force		17	24	Husband and		1-13 Weeks	55	63
Living with Mother:		146	257	Wife Worked	174	15-34 Hours/Wk	175	626
In Labor Force		123	257	Other	18	50-52 Weeks	13	270
Not in Labor Force		23	0	Other Families:	572	48-49 Weeks	19	62
				Male Householder,		40-47 Weeks	21	70
				no Wife:	170	27-39 Weeks	20	44
				No Workers	0	14-26 Weeks	30	100
				1 Worker	88	1-13 Weeks	72	80
				2 Workers	47			
				3+ Workers	35	1-14 Hours/Wk	61	86
				Female Householder,		50-52 Weeks	31	7
				no Husband:	402	48-49 Weeks	4	0
				No Workers	22	40-47 Weeks	15	0
				1 Worker	210	27-39 Weeks	5	9
				2 Workers	143	14-26 Weeks	6	46
				3+ Workers	27	1-13 Weeks	0	24
						Did not work		
						in 1999	656	1,078

P41. TYPES OF DISABILITY		P42. DISABILITY STATUS BY AGE	
Universe: Total Disabilities Tallied for the Civilian Noninstitutionalized Population 5 Years+ with Disabilities		Univ.: Civilian Noninstitutionalized Population 5 Years and Over	
		With a Disability	No Disability
Total Disabilities Tallied:	2,099		
Sensory Disability	214		
Physical Disability	521	Total:	1,097
Mental Disability	343	5-15 Years	23
Self-care Disability	201	16-20 Years	26
Go-outside-home Disability	305	21-64 Years	742
Employment Disability	515	65-74 Years	83
		75+ Years	223
			231

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Census 2000, Summary File 3 Primary Profile 8: PLACE OF WORK; TRAVEL TO WORK; VETERAN STATUS AND MILITARY SERVICE Prime-8  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P26/P27/P28/P29. PLACE OF WORK Universe: Workers 16 years and over		P30. MEANS OF TRANSPORTATION TO WORK Universe: Workers 16 Years and Over		P39. ARMED FORCES STATUS/VETERAN STATUS BY AGE Universe: Population 18 Years and Over		
Total Workers 16 and over:	4,057	Total Workers 16 and over:	4,057		18 to 64	65 and Over
Worked in State of Residence:	4,034	Car, Truck, or Van:	3,674	Total 18 and Over:	5,142	1,056
Worked in County of Residence	3,039	Drove Alone	3,020	In Armed Forces	0	0
Worked Outside County of Residence	995	Carpooled	654	Civilian:	5,142	1,056
Worked Outside State of Residence	23	Public Transportation:	96	Veteran	631	266
Living in an MSA/PMSA:	4,057	Bus or Trolley Bus	96	Nonveteran	4,511	790
Living in a Central City:	0	Streetcar or Trolley Car (Público in Puerto Rico)	0	P40. PERIOD OF MILITARY SERVICE		
Worked in MSA/PMSA of Residence:	0	Subway or Elevated	0	Universe: Civilian Veterans 18 Years and Over		
Central City	0	Railroad	0	Total Civilian Veterans 18 & Over:	897	
Remainder of this MSA/PMSA	0	Ferryboat	0	August 1990 or Later (including Persian Gulf War):	153	
Worked Outside MSA/PMSA of Residence:	0	Taxicab	0	Served in Vietnam Era	21	
Worked in a Different MSA/PMSA:	0	Motorcycle	7	No Vietnam Era Service:	132	
Central City	0	Bicycle	12	Served September 1980 or Later:	109	
Remainder of Different MSA/PMSA	0	Walked	119	Served Under 2 Years	0	
Worked Outside any MSA/PMSA	0	Other means	17	Served 2 or More Years	109	
Living in Remainder of an MSA/PMSA:	4,057	Worked at Home	132	Served Prior to September 1980	23	
Worked in MSA/PMSA of Residence:	3,970	P31. TRAVEL TIME TO WORK		May 1975-July 1990 Only:	149	
Central City	1,286	Universe: Workers 16 Years and Over		September 1980-July 1990 Only:	104	
Remainder of this MSA/PMSA	2,684	Total Workers 16 and over:	4,057	Served Under 2 Years	7	
Worked Outside MSA/PMSA of Residence:	87	Did not Work at Home:	3,925	Served 2 or More Years	97	
Worked in a Different MSA/PMSA:	38	Less than 5 Minutes	230	Other May 1975-July 1990 Service	45	
Central City	11	5 to 9 Minutes	471	Vietnam Era, no Korean War, no World War II,	269	
Remainder of Different MSA/PMSA	27	10 to 14 Minutes	319	no August 1990 or Later	0	
Worked Outside any MSA/PMSA	49	15 to 19 Minutes	479	Vietnam Era and Korean War, no World War II,	0	
Not Living in an MSA/PMSA:	0	20 to 24 Minutes	489	no August 1990 or Later	0	
Worked in an MSA/PMSA:	0	25 to 29 Minutes	242	Vietnam Era, Korean War, and World War II,	67	
Central City	0	30 to 34 Minutes	520	no August 1990 or Later	0	
Remainder of MSA/PMSA	0	35 to 39 Minutes	102	February 1955-July 1964 Only	67	
Worked Outside any MSA/PMSA	0	40 to 44 Minutes	156	Korean War, no Vietnam Era, no World War II	55	
Living in a Place:	4,057	45 to 59 Minutes	426	Korean War and World War II, no Vietnam Era	17	
Worked in Place of Residence	1,003	60 to 89 Minutes	367	World War II, no Korean War, no Vietnam Era	172	
Worked Outside Place of Residence	3,054	90 Minutes or More	124	Other Service Only	15	
Not Living in a Place	0	Mean Travel Time: 28.9 minutes				
Living in 12 Selected States:		Worked at Home	132			
CT/ME/MA/MI/MN/NH/NJ/NY/PA/RI/VT/WI	0					
Worked in MCD of Residence	0					
Worked Outside MCD of Residence	0					
Not Living in the 12 Selected States	4,057					

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Census 2000, Summary File 3 Primary Profile 9: HOUSEHOLD, FAMILY AND PER CAPITA INCOME IN 1999 BY RACE & HISP/LATINO  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Prime-9  
 Area Type: Place (Summary Level 160)

P52/P53/P54/P151A-I/P152A-I/P153A-I. HOUSEHOLD INCOME IN 1999 BY RACE AND HISPANIC/LATINO ORIGIN OF HOUSEHOLDER											
Universe: Households											
	All Races	White Alone	Black Amer /Af Amer Alone	Indian /Alaska Nat Alone	Nat Asian Alone	Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races	Hispanic or Latino	White Alone not Hisp. or Latino	
Total Households:	3,237	3,057	11	29	28	0	35	77	112	2,980	
Less than \$10,000	217	204	7	0	0	0	0	6	0	204	
\$10,000 - \$14,999	140	135	0	0	0	0	0	5	24	111	
\$15,000 - \$19,999	216	201	0	0	0	0	0	15	0	201	
\$20,000 - \$24,999	185	176	0	0	0	0	9	0	9	176	
\$25,000 - \$29,999	211	211	0	0	0	0	0	0	29	182	
\$30,000 - \$34,999	217	201	0	0	0	0	11	5	11	201	
\$35,000 - \$39,999	243	232	0	7	0	0	4	0	4	232	
\$40,000 - \$44,999	132	106	0	0	5	0	11	10	11	106	
\$45,000 - \$49,999	190	190	0	0	0	0	0	0	0	190	
\$50,000 - \$59,999	222	208	0	5	9	0	0	0	10	198	
\$60,000 - \$74,999	448	440	0	0	0	0	0	8	14	426	
\$75,000 - \$99,999	433	403	4	9	5	0	0	12	0	403	
\$100,000 - \$124,999	234	201	0	8	9	0	0	16	0	201	
\$125,000 - \$149,999	82	82	0	0	0	0	0	0	0	82	
\$150,000 - \$199,999	57	57	0	0	0	0	0	0	0	57	
\$200,000 or more	10	10	0	0	0	0	0	0	0	10	
Median	\$46,396	\$46,517	\$6,964	\$86,031	\$72,500	\$0	\$31,932	\$44,375	\$29,167	\$46,869	
Mean	\$54,119	\$53,910	\$31,136	\$77,272	\$81,257	.	\$34,034	\$56,239	\$33,639	\$54,438	
P76-82/P154A-I/P155A-I/P156A-I/P157A-I. FAMILY AND NONFAMILY INCOME IN 1999 BY RACE OF HOUSEHOLDER; PER CAPITA INCOME IN 1999 BY INDIVIDUAL RACE											
Three Universes: Families, Nonfamily Households, All Persons											
	All Races	White Alone	Black Amer /Af Amer Alone	Indian /Alaska Nat Alone	Nat Asian Alone	Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races	Hispanic or Latino	White Alone not Hisp. or Latino	Nonfamily Households
Total Families:	2,042	1,913	4	24	23	0	26	52	94	1,845	1,195
Less than \$10,000	44	38	0	0	0	0	0	6	0	38	173
\$10,000 - \$14,999	49	49	0	0	0	0	0	0	15	34	91
\$15,000 - \$19,999	97	97	0	0	0	0	0	0	0	97	134
\$20,000 - \$24,999	107	107	0	0	0	0	0	0	0	107	95
\$25,000 - \$29,999	120	120	0	0	0	0	0	0	29	91	91
\$30,000 - \$34,999	106	85	0	0	5	0	11	5	11	85	101
\$35,000 - \$39,999	75	64	0	7	0	0	4	0	4	64	168
\$40,000 - \$44,999	109	88	0	0	0	0	11	10	11	88	19
\$45,000 - \$49,999	90	90	0	0	0	0	0	0	0	90	100
\$50,000 - \$59,999	176	167	0	0	9	0	0	0	24	143	60
\$60,000 - \$74,999	410	402	0	0	0	0	0	8	0	402	43
\$75,000 - \$99,999	331	311	4	9	0	0	0	7	0	311	82
\$100,000 - \$124,999	196	163	0	8	9	0	0	16	0	163	21
\$125,000 - \$149,999	85	85	0	0	0	0	0	0	0	85	17
\$150,000 - \$199,999	37	37	0	0	0	0	0	0	0	37	0
\$200,000 or more	10	10	0	0	0	0	0	0	0	10	0
Family Median	\$61,034	\$61,192	\$75,487	\$87,275	\$54,306	\$0	\$38,750	\$61,563	\$30,682	\$61,979	N/A
Family Mean	\$63,835	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NonFamily Median	N/A	\$30,811	\$6,250	\$51,250	\$90,957	\$0	\$21,250	\$17,656	\$16,250	\$30,963	\$30,456
NonFamily Mean	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$34,605
Per Capita-All Pers	\$20,917	\$21,066	\$18,054	\$38,954	\$18,187	\$0	\$10,654	\$18,300	\$9,644	\$21,451	N/A

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Census 2000, Summary File 3 Primary Profile 10: SOURCE OF INCOME, EARNINGS; POVERTY STATUS OF PERSONS BY RACE/HISPANIC Prime-10  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P58-P75. SOURCE OF HOUSEHOLD INCOME IN 1999 Nine Universes: Households with Income from Each Specified Source			P85/PCT47. MEDIAN EARNINGS IN 1999 Univ.: Population 16 and Over with Earnings			PCT50. RATIO OF INCOME IN 1999 TO POVERTY LEVEL BY AGE Univ: Population for Whom Poverty Status is Determined					
Source	Households with Source	Mean from Source	-Median Earnings in 1999- Worked Full-time Year-round		Total	Under 5			5 to 11	12 to 17	
			Both Sexes:	Male		Female	Under 0.50	0.50 - 0.74	0.75 - 0.99	1.00 - 1.24	1.25 - 1.49
Earnings	2,680	\$56,090	\$37,156	\$40,463	\$30,479	690	23	37	805	719	
Wages or Salary	2,593	\$54,192	\$33,929		\$24,858	26	0	0	0	8	
Self Employment	415	\$23,623				0	13	29	0	10	
Interest, Dividends, or Net Rental	1,106	\$5,703				0	29	69	0	33	
Social Security	664	\$10,736				0	4	0	0	0	
Supplemental Security (SSI)	124	\$8,906				56	4	3	0	4	
Public Assistance	75	\$4,741				4	25	33	0	35	
Retirement	421	\$15,805				514	663	612			
Other Types	653	\$5,071									

P87/P159A-I. POVERTY STATUS IN 1999 BY AGE BY RACE AND HISPANIC OR LATINO ORIGIN Universe: Population for Whom Poverty Status is Determined										
	All Races		White Alone		Black/African American Alone		American Indian/Alaska Native Alone		Asian Alone	
	Below	Above	Below	Above	Below	Above	Below	Above	Below	Above
Total Universe:	586	7,515	543	6,993	7	21	0	59	8	92
Under 5 Years	49	641	49	562	0	0	0	0	0	4
5 Years	0	121	0	110	0	0	0	0	0	3
6 to 11 Years	37	647	37	606	0	12	0	0	0	0
12 to 17 Years	51	668	43	616	0	0	0	11	3	4
18 to 64 Years	363	4,695	328	4,364	7	9	0	48	5	81
65 to 74 Years	14	361	14	361	0	0	0	0	0	0
75 Years & Over	72	382	72	374	0	0	0	0	0	0

	Native Hawaiian & Other Pacific Islander Alone		Other Race Alone		Two or More Races		Hispanic or Latino		White Alone not Hispanic or Latino	
	Below	Above	Below	Above	Below	Above	Below	Above	Below	Above
Total Universe:	0	0	0	105	28	245	55	323	488	6,813
Under 5 Years	0	0	0	28	0	47	12	28	37	562
5 Years	0	0	0	0	0	8	0	24	0	86
6 to 11 Years	0	0	0	0	0	29	0	46	37	572
12 to 17 Years	0	0	0	10	5	27	0	42	43	599
18 to 64 Years	0	0	0	67	23	126	43	183	285	4,259
65 to 74 Years	0	0	0	0	0	0	0	0	14	361
75 Years & Over	0	0	0	0	0	8	0	0	72	374

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Census 2000, Summary File 3 Primary Profile 11: POVERTY STATUS OF FAMILIES IN 1999 BY RACE & HISPANIC OR LATINO Prime-11  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P90/P160A-I. POVERTY STATUS IN 1999 OF FAMILIES BY PRESENCE AND AGE OF RELATED CHILDREN UNDER 18 YEARS BY HOUSEHOLDER'S RACE & HISP/LATINO ORIGIN										
Universe: Families										
	All Races	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Nat Asian Alone	Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races	* or Latino	White Alone not Hisp. or Latino
Total Families:	2,042	1,913	4	24	23	0	26	52	94	1,845
Below Poverty Level:	83	77	0	0	0	0	0	6	15	62
Marr. Couple Families:	17	17	0	0	0	0	0	0	0	17
Related Child <18:	9	9	0	0	0	0	0	0	0	9
Under 5 Only	0	0	0	0	0	0	0	0	0	0
Under 5 and 5-17	9	9	0	0	0	0	0	0	0	9
5-17 Only	0	0	0	0	0	0	0	0	0	0
No Children <18	8	8	0	0	0	0	0	0	0	8
Other Families:	66	60	0	0	0	0	0	6	15	45
Male Householder, no Wife Present:	21	15	0	0	0	0	0	6	15	0
Related Child <18:	21	15	0	0	0	0	0	6	15	0
Under 5 Only	15	15	0	0	0	0	0	0	15	0
Under 5 and 5-17	0	0	0	0	0	0	0	0	0	0
5-17 Only	6	0	0	0	0	0	0	6	0	0
No Children <18	0	0	0	0	0	0	0	0	0	0
Female Householder, no Husband Present:	45	45	0	0	0	0	0	0	0	45
Related Child <18:	36	36	0	0	0	0	0	0	0	36
Under 5 Only	13	13	0	0	0	0	0	0	0	13
Under 5 and 5-17	0	0	0	0	0	0	0	0	0	0
5-17 Only	23	23	0	0	0	0	0	0	0	23
No Children <18	9	9	0	0	0	0	0	0	0	9
Above Poverty Level:	1,959	1,836	4	24	23	0	26	46	79	1,783
Marr. Couple Families:	1,453	1,360	4	16	18	0	26	29	71	1,315
Related Child <18:	803	737	0	9	9	0	26	22	61	702
Under 5 Only	208	182	0	0	0	0	26	0	26	182
Under 5 and 5-17	157	129	0	9	9	0	0	10	0	129
5-17 Only	438	426	0	0	0	0	0	12	35	391
No Children <18	650	623	4	7	9	0	0	7	10	613
Other Families:	506	476	0	8	5	0	0	17	8	468
Male Householder, no Wife Present:	149	144	0	0	5	0	0	0	8	136
Related Child <18:	100	95	0	0	5	0	0	0	0	95
Under 5 Only	15	15	0	0	0	0	0	0	0	15
Under 5 and 5-17	15	10	0	0	5	0	0	0	0	10
5-17 Only	70	70	0	0	0	0	0	0	0	70
No Children <18	49	49	0	0	0	0	0	0	8	41
Female Householder, no Husband Present:	357	332	0	8	0	0	0	17	0	332
Related Child <18:	239	223	0	8	0	0	0	8	0	223
Under 5 Only	46	46	0	0	0	0	0	0	0	46
Under 5 and 5-17	47	39	0	0	0	0	0	8	0	39
5-17 Only	146	138	0	8	0	0	0	0	0	138
No Children <18	118	109	0	0	0	0	0	9	0	109

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Census 2000, Summary File 3 Secondary Profile 1: HOUSEHOLD TYPE BY CHILDREN AND HOUSEHOLD SIZE; VETERAN STATUS BY SEX 2NDRY-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P12. HOUSEHOLDS BY AGE OF HOUSEHOLDER BY HOUSEHOLD TYPE BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS							P14. HOUSEHOLDS BY TYPE BY HOUSEHOLD SIZE		
Universe: Households							Universe: Households		
	Householder --- Any Age ---		Householder ---15 to 64---		Householder ---65 and Over---				Pct.
All types of households:	3,237	100.0	2,687	83.0	550	17.0	All households:	3,237	100.0
Family households:	2,042	63.1	1,806	55.8	236	7.3	1-person households	958	29.6
Married couple families:	1,470	45.4	1,266	39.1	204	6.3	2-person households	965	29.8
With own children under 18 years	795	24.6	795	24.6	0	0.0	3-person households	585	18.1
No own children under 18 years	675	20.9	471	14.6	204	6.3	4-person households	436	13.5
Other families:	572	17.7	540	16.7	32	1.0	5-person households	189	5.8
Male householder, no wife present:	170	5.3	163	5.0	7	0.2	6-person households	68	2.1
With own children under 18 years	115	3.6	115	3.6	0	0.0	7-or-more person households	36	1.1
No own children under 18 years	55	1.7	48	1.5	7	0.2	Family households:	2,042	63.1
Female householder, no husband present:	402	12.4	377	11.6	25	0.8	2-person households	772	23.8
With own children under 18 years	259	8.0	259	8.0	0	0.0	3-person households	548	16.9
No own children under 18 years	143	4.4	118	3.6	25	0.8	4-person households	429	13.3
Nonfamily households:	1,195	36.9	881	27.2	314	9.7	5-person households	189	5.8
Householder living alone	958	29.6	669	20.7	289	8.9	6-person households	68	2.1
Householder not living alone	237	7.3	212	6.5	25	0.8	7-or-more person households	36	1.1
P16. OWN CHILDREN UNDER 18 BY FAMILY TYPE BY AGE							P14. HOUSEHOLDS BY TYPE BY HOUSEHOLD SIZE		
Universe: Own Children under 18 years							Universe: Households		
	--In All Types--		In Married Couple		-----In Other Families-----				
	---of Families---		---Families---		Male Householder,	Female Householder,			
					No Wife Present	No Husband Present			
Total under 18:	2,127	100.0	1,570	73.8	165	7.8	392	18.4	
Under 3 years	309	14.5	249	11.7	14	0.7	46	2.2	
3 and 4 years	335	15.7	237	11.1	20	0.9	78	3.7	
5 years	121	5.7	96	4.5	14	0.7	11	0.5	
6 to 11 years	656	30.8	553	26.0	12	0.6	91	4.3	
12 and 13 years	208	9.8	131	6.2	9	0.4	68	3.2	
14 years	120	5.6	54	2.5	47	2.2	19	0.9	
15 to 17 years	378	17.8	250	11.8	49	2.3	79	3.7	
P39. ARMED FORCES STATUS BY VETERAN STATUS BY SEX BY AGE							P14. HOUSEHOLDS BY TYPE BY HOUSEHOLD SIZE		
Universe: Population 18 years and over							Universe: Households		
	-----Total-----			-----18 to 64 Years-----			-----65 Years and over-----		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Total pop. 18+:	6,198	2,932	3,266	5,142	2,548	2,594	1,056	384	672
In armed forces	0	0	0	0	0	0	0	0	0
Civilian:	6,198	2,932	3,266	5,142	2,548	2,594	1,056	384	672
Veteran	897	835	62	631	584	47	266	251	15
Nonveteran	5,301	2,097	3,204	4,511	1,964	2,547	790	133	657

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Census 2000, Summary File 3 Secondary Profile 2: LANGUAGE SPOKEN BY AGE; HOUSEHOLD LANGUAGE; FOREIGN-BORN POPULATION  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

2NDRY-2

Area Type: Place (Summary Level 160)

P19. LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH BY AGE								
Universe: Population 5 years old and over								
	All Ages	Pct.	5 to 17	Pct.	18 to 64	Pct.	65 & Over	Pct.
Total population 5 and over:	7,764	100.0	1,566	20.2	5,142	66.2	1,056	13.6
Speak only English	7,360	94.8	1,529	19.7	4,804	61.9	1,027	13.2
Speak Spanish:	252	3.2	34	0.4	210	2.7	8	0.1
Speak English "very well"	81	1.0	25	0.3	48	0.6	8	0.1
Speak English "well"	42	0.5	9	0.1	33	0.4	0	0.0
Speak English "not well"	59	0.8	0	0.0	59	0.8	0	0.0
Speak English "not at all"	70	0.9	0	0.0	70	0.9	0	0.0
Speak other Indo-European lang.:	49	0.6	0	0.0	34	0.4	15	0.2
Speak English "very well"	49	0.6	0	0.0	34	0.4	15	0.2
Speak English "well"	0	0.0	0	0.0	0	0.0	0	0.0
Speak English "not well"	0	0.0	0	0.0	0	0.0	0	0.0
Speak English "not at all"	0	0.0	0	0.0	0	0.0	0	0.0
Speak Asian & Pacific Island lang.:	84	1.1	3	0.0	81	1.0	0	0.0
Speak English "very well"	56	0.7	3	0.0	53	0.7	0	0.0
Speak English "well"	19	0.2	0	0.0	19	0.2	0	0.0
Speak English "not well"	9	0.1	0	0.0	9	0.1	0	0.0
Speak English "not at all"	0	0.0	0	0.0	0	0.0	0	0.0
Speak other language:	19	0.2	0	0.0	13	0.2	6	0.1
Speak English "very well"	13	0.2	0	0.0	13	0.2	0	0.0
Speak English "well"	6	0.1	0	0.0	0	0.0	6	0.1
Speak English "not well"	0	0.0	0	0.0	0	0.0	0	0.0
Speak English "not at all"	0	0.0	0	0.0	0	0.0	0	0.0

P20. HOUSEHOLD LANGUAGE BY LINGUISTIC ISOLATION			P22. YEAR OF ENTRY FOR THE FOREIGN-BORN POPULATION			P23. YEAR OF ENTRY BY CITIZENSHIP STATUS FOR THE FOREIGN-BORN POPULATION		
Universe: Households			Universe: Foreign-born population			Universe: Foreign-born population		
		Pct.			Pct.			Pct.
Total households:	3,237	100.0	Total foreign-born:	394	100.0	Total foreign-born:	394	100.0
English	3,031	93.6	1995 to March 2000	77	19.5	Year of entry 1990 to March 2000:	168	42.6
Spanish:	121	3.7	1990 to 1994	91	23.1	Naturalized citizen	20	5.1
Linguistically isolated	38	1.2	1985 to 1989	36	9.1	Not a citizen	148	37.6
Not linguistically isolated	83	2.6	1980 to 1984	57	14.5	Year of entry 1980 to 1989:	93	23.6
Other Indo-European language:	42	1.3	1975 to 1979	23	5.8	Naturalized citizen	63	16.0
Linguistically isolated	0	0.0	1970 to 1974	0	0.0	Not a citizen	30	7.6
Not linguistically isolated	42	1.3	1965 to 1969	18	4.6	Year of entry before 1980:	133	33.8
Asian or Pacific Island lang.:	23	0.7	Before 1965	92	23.4	Naturalized citizen	90	22.8
Linguistically isolated	0	0.0				Not a citizen	43	10.9
Not linguistically isolated	23	0.7						
Other language:	20	0.6						
Linguistically isolated	6	0.2						
Not linguistically isolated	14	0.4						

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Census 2000, Summary File 3 Secondary Profile 3: COMMUTE TIME; TIME LEAVING HOME; VEHICLE OCCUPANCY; RESIDENCE IN 1995  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

2NDRY-3

Area Type: Place (Summary Level 160)

P32/P33. TRAVEL TIME TO WORK BY MEANS OF TRANSPORTATION TO WORK						P34. TIME LEAVING HOME TO GO TO WORK			
Universe: Workers 16 years old and over who did not work at home						Universe: Workers 16 years old and over			
	Total	Pct.	Public Transp.	Pct.	Other Means	Pct.			Pct.
Total out-of-home workers:	3,925	100.0	96	2.4	3,829	97.6	Total workers 16 and over:	4,057	100.0
Less than 30 min.	2,230	56.8	27	0.7	2,203	56.1	Did not work at home:	3,925	96.7
30 to 44 min.	778	19.8	7	0.2	771	19.6	12:00 a.m. to 4:59 a.m.	212	5.2
45 to 59 min.	426	10.9	24	0.6	402	10.2	5:00 a.m. to 5:29 a.m.	219	5.4
60 or more min.	491	12.5	38	1.0	453	11.5	5:30 a.m. to 5:59 a.m.	249	6.1
Mean travel time to work:	29 minutes		57 minutes		28 minutes		6:00 a.m. to 6:29 a.m.	489	12.1
							6:30 a.m. to 6:59 a.m.	564	13.9
							7:00 a.m. to 7:29 a.m.	425	10.5
							7:30 a.m. to 7:59 a.m.	507	12.5
							8:00 a.m. to 8:29 a.m.	254	6.3
							8:30 a.m. to 8:59 a.m.	186	4.6
							9:00 a.m. to 9:59 a.m.	130	3.2
							10:00 a.m. to 10:59 a.m.	91	2.2
							11:00 a.m. to 11:59 a.m.	14	0.3
							12:00 p.m. to 3:59 p.m.	295	7.3
							4:00 p.m. to 11:59 p.m.	290	7.1
							Worked at home	132	3.3
P25. RESIDENCE IN 1995 - MSA/PMSA LEVEL						P35. PRIVATE VEHICLE OCCUPANCY			
Universe: Population 5 years old and over						Universe: Workers 16 years old and over			
				Pct.					
Total population 5 years old and over:			7,764	100.0	Total workers 16 and over:		4,057	100.0	
Living in an MSA/PMSA in 2000:			7,764	100.0	Car, truck, or van:		3,674	90.6	
Same house in 1995			2,969	38.2	Drove alone		3,020	74.4	
Different house in 1995:			4,795	61.8	Carpooled:		654	16.1	
In United States in 1995:			4,699	60.5	2-person carpool		530	13.1	
Same MSA/PMSA in 1995:			3,779	48.7	3-person carpool		47	1.2	
Central city			669	8.6	4-person carpool		41	1.0	
Remainder of this MSA/PMSA			3,110	40.1	5- or 6-person carpool		36	0.9	
Different MSA/PMSA in 1995:			739	9.5	7- or more person carpool		0	0.0	
Central city			298	3.8	Other means (inc. worked at home)		383	9.4	
Remainder of different MSA/PMSA			441	5.7					
Not in an MSA/PMSA in 1995			181	2.3					
In Puerto Rico in 1995:			0	0.0					
Same MSA/PMSA in 1995:			0	0.0					
Central city			0	0.0					
Remainder of this MSA/PMSA			0	0.0					
Different MSA/PMSA in 1995:			0	0.0					
Central city			0	0.0					
Remainder of different MSA/PMSA			0	0.0					
Not in an MSA/PMSA in 1995			0	0.0					
Elsewhere in 1995			96	1.2					
Not living in an MSA/PMSA in 2000:			0	0.0					
Same house in 1995			0	0.0					
Different house in 1995:			0	0.0					
In United States in 1995:			0	0.0					
In an MSA/PMSA in 1995:			0	0.0					
Central city			0	0.0					
Remainder of MSA/PMSA			0	0.0					
Not in MSA/PMSA in 1995			0	0.0					
In Puerto Rico in 1995:			0	0.0					
In an MSA/PMSA in 1995:			0	0.0					
Central city			0	0.0					
Remainder of MSA/PMSA			0	0.0					
Not in an MSA/PMSA in 1995			0	0.0					
Elsewhere in 1995			0	0.0					

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S. Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 14

Census 2000, Summary File 3 Secondary Profile 4: DISABILITY STATUS AND TYPES OF DISABILITY; PERIOD OF MILITARY SERVICE 2NDRY-4  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P42. DISABILITY STATUS BY EMPLOYMENT STATUS BY SEX BY AGE							P41. TYPES OF DISABILITY BY AGE FOR THE CIVILIAN		
Universe: Civilian noninstitutionalized population 5 years old and over							NONINSTITUTIONALIZED POPULATION		
	Total	Pct.	Male	Pct.	Female	Pct.	Universe: Total disabilities tallied for the civilian noninstitutionalized population 5 years & over with disabilities		
All age groups:	7,453	100.0	3,626	48.7	3,827	51.3	Total disabilities tallied, all age groups:	2,099	100.0
With a disability:	1,097	14.7	509	6.8	588	7.9	Sensory disability	214	10.2
Employed*	466	6.3	230	3.1	236	3.2	Physical disability	521	24.8
Not employed*	302	4.1	127	1.7	175	2.3	Mental disability	343	16.3
No disability:	6,356	85.3	3,117	41.8	3,239	43.5	Self-care disability	201	9.6
Employed*	3,602	48.3	1,861	25.0	1,741	23.4	Go-outside-home disability**	305	14.5
Not employed*	934	12.5	403	5.4	531	7.1	Employment disability*	515	24.5
5 to 15 years:	1,320	17.7	688	9.2	632	8.5	Total disabilities tallied for 5 to 15 yrs:	36	1.7
With a disability:	23	0.3	23	0.3	0	0.0	Sensory disability	10	0.5
No disability:	1,297	17.4	665	8.9	632	8.5	Physical disability	0	0.0
16 to 20 years:	538	7.2	257	3.4	281	3.8	Mental disability	13	0.6
With a disability:	26	0.3	26	0.3	0	0.0	Self-care disability	13	0.6
Employed	14	0.2	14	0.2	0	0.0	Total disabilities tallied for 16 to 64 yrs:	1,448	69.0
Not employed	12	0.2	12	0.2	0	0.0	Sensory disability	118	5.6
No disability:	512	6.9	231	3.1	281	3.8	Physical disability	293	14.0
Employed	291	3.9	115	1.5	176	2.4	Mental disability	253	12.1
Not employed	221	3.0	116	1.6	105	1.4	Self-care disability	105	5.0
21 to 64 years:	4,766	63.9	2,364	31.7	2,402	32.2	Go-outside-home disability	164	7.8
With a disability:	742	10.0	331	4.4	411	5.5	Employment disability	515	24.5
Employed	452	6.1	216	2.9	236	3.2	Total disabilities tallied for 65 years plus:	615	29.3
Not employed	290	3.9	115	1.5	175	2.3	Sensory disability	86	4.1
No disability:	4,024	54.0	2,033	27.3	1,991	26.7	Physical disability	228	10.9
Employed	3,311	44.4	1,746	23.4	1,565	21.0	Mental disability	77	3.7
Not employed	713	9.6	287	3.9	426	5.7	Self-care disability	83	4.0
65 to 74 years:	375	5.0	157	2.1	218	2.9	Go-outside-home disability	141	6.7
With a disability	83	1.1	52	0.7	31	0.4			
No disability	292	3.9	105	1.4	187	2.5			
75 years and over:	454	6.1	160	2.1	294	3.9			
With a disability	223	3.0	77	1.0	146	2.0			
No disability	231	3.1	83	1.1	148	2.0			

P40. PERIOD OF MILITARY SERVICE FOR VETERAN CIVILIANS						
Universe: Civilian veterans 18 years old and over (897)						
		Pct.				Pct.
August 1990 or later:	153	17.1	:	Vietnam era, no Korean War, no World War II		
Served in Vietnam era	21	2.3	:	no August 1990 or later	269	30.0
No Vietnam era service:	132	14.7	:	Vietnam era and Korean War, no World War II		
Served Sept. 1980 or later only:	109	12.2	:	no August 1990 or later	0	0.0
Served under 2 years	0	0.0	:	Vietnam era, Korean War, and World War II		
Served 2 or more years	109	12.2	:	no August 1990 or later	0	0.0
Served prior to September 1980	23	2.6	:	February 1955 to July 1964 only	67	7.5
May 1975 to July 1990 only:	149	16.6	:	Korean War, no Vietnam era, no World War II	55	6.1
September 1980 to July 1990 only:	104	11.6	:	Korean War and World War II, no Vietnam era	17	1.9
Served under 2 years	7	0.8	:	World War II, no Korean War, no Vietnam era	172	19.2
Served 2 or more years	97	10.8	:	Other service only	15	1.7
Other May 1975 to July 1990 service	45	5.0	:			

\* Employment status by disability status was determined only for the 16 to 64 year old population.  
 \*\* Go-outside-home disability status was determined only for the population 16 years old and over.

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 15

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Ancestry Profile 1: FIRST AND SECOND ANCESTRIES REPORTED

Ancy-1  
 Area Type: Place (Summary Level 160)

PCT15. ANCESTRY SUMMARY					
Universe: Total population (8,454)					
		Pct.		Pct.	
Total persons reporting a classifiable ancestry:	7,161	84.7	:	Total persons not reporting a classifiable ancestry:	1,293 15.3
Reporting a single ancestry	4,133	48.9	:	Ancestry not classifiable by the Census Bureau	80 0.9
Reporting multiple ancestries	3,028	35.8	:	No ancestry reported by the respondent	1,213 14.3

PCT16/PCT17. FIRST AND SECOND ANCESTRIES REPORTED							
Universe: Total persons reporting at least one classifiable ancestry (7,161)							
	First Ancestry Reported	Second Ancestry Reported		First Ancestry Reported	Second Ancestry Reported	First Ancestry Reported	Second Ancestry Reported
Total 1st/2nd ancestry:	7,161	3,028	Finnish	58	25	Ghanian	0 0
Acadian/Cajun	0	0	French (exc. Basque)	185	211	Kenyan	0 0
Afghan	0	0	French Canadian	57	31	Liberian	0 0
Albanian	0	0	German	1,664	665	Nigerian	0 0
Alsatian	0	0	German Russian	0	0	Senegalese	0 0
Arab:	0	0	Greek	37	6	Sierra Leonean	0 0
Egyptian	0	0	Guyanese	0	0	Somalian	0 0
Iraqi	0	0	Hungarian	25	17	South African	0 0
Jordanian	0	0	Icelander	0	0	Sudanese	0 0
Lebanese	0	0	Iranian	0	0	Ugandan	0 0
Moroccan	0	0	Irish	686	483	Zairian	0 0
Palestinian	0	0	Israeli	0	0	Zimbabwean	0 0
Syrian	0	0	Italian	282	70	African	0 0
Arab/Arabic	0	0	Latvian	31	0	Other Subsaharan African	0 0
Other Arab	0	0	Lithuanian	47	0	Swedish	123 42
Armenian	0	0	Luxemburger	0	0	Swiss	30 74
Assyrian/Chaldean/Syriac	0	0	Macedonian	0	0	Turkish	5 0
Australian	7	0	Maltese	0	0	Ukrainian	8 0
Austrian	7	5	New Zealander	0	0	U.S. or American*	281 0
Basque	0	0	Northern European	70	0	Welsh	70 35
Belgian	0	10	Norwegian	614	213	West Indian (excluding	
Brazilian	0	0	Pennsylvania German	0	0	Hispanic groups):	9 0
British	82	68	Polish	74	38	Bahamian	0 0
Bulgarian	0	0	Portuguese	11	40	Barbadian	0 0
Canadian	47	9	Romanian	0	0	Belizean	0 0
Carpatho Rusyn	0	0	Russian	62	26	Bermudan	0 0
Celtic	0	8	Scandinavian	92	97	British West Indian	0 0
Croatian	8	0	Scotch-Irish	213	79	Dutch West Indian	0 0
Cypriot	0	0	Scottish	158	63	Haitian	0 0
Czech	7	7	Serbian	0	6	Jamaican	0 0
Czechoslovakian	18	0	Slavic	0	8	Trinidadian & Tobagonian	9 0
Danish	112	23	Slovak	0	8	U.S. Virgin Islander	0 0
Dutch	211	99	Slovene	0	0	West Indian	0 0
Eastern European	0	0	Soviet Union	0	0	Other West Indian	0 0
English	840	405	Subsaharan African:	0	0	Yugoslavian	14 0
Estonian	8	0	Cape Verdean	0	0	Other groups**	812 157
European	96	0	Ethiopian	0	0		

\* Includes only people reporting "U.S." or "American" as their sole ancestry. For example, "Irish-American" is tallied only as "Irish".  
 \*\* Includes most reported ancestries which are equivalent to specific race & Hispanic/Latino groups, such as Cree, Thai, Samoan & Cuban.

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 16

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Ancestry Profile 2: TOTAL ANCESTRIES TALLIED

Ancy-2  
 Area Type: Place (Summary Level 160)

PCT18. ANCESTRY (TOTAL CATEGORIES TALLIED\*)  
 Universe: Total ancestry categories tallied\* for people with one or more ancestry categories reported

[Note: Only 7,161 people or 84.7% of the total population (8,454) reported a classifiable ancestry.]

	Specified Ancestries Tallied	Pct. of Pop.		Specified Ancestries Tallied	Pct. of Pop.		Specified Ancestries Tallied	Pct. of Pop.
Total ancestries tallied*:	10,189	120.52						
Acadian/Cajun	0	0.00	French (except Basque)	396	4.68	Kenyan	0	0.00
Afghan	0	0.00	French Canadian	88	1.04	Liberian	0	0.00
Albanian	0	0.00	German	2,329	27.55	Nigerian	0	0.00
Alsatian	0	0.00	German Russian	0	0.00	Senegalese	0	0.00
Arab:	0	0.00	Greek	43	0.51	Sierra Leonean	0	0.00
Egyptian	0	0.00	Guyanese	0	0.00	Somalian	0	0.00
Iraqi	0	0.00	Hungarian	42	0.50	South African	0	0.00
Jordanian	0	0.00	Icelander	0	0.00	Sudanese	0	0.00
Lebanese	0	0.00	Iranian	0	0.00	Ugandan	0	0.00
Moroccan	0	0.00	Irish	1,169	13.83	Zairian	0	0.00
Palestinian	0	0.00	Israeli	0	0.00	Zimbabwean	0	0.00
Syrian	0	0.00	Italian	352	4.16	African	0	0.00
Arab/Arabic	0	0.00	Latvian	31	0.37	Other Subsaharan African	0	0.00
Other Arab	0	0.00	Lithuanian	47	0.56	Swedish	165	1.95
Armenian	0	0.00	Luxemburger	0	0.00	Swiss	104	1.23
Assyrian/Chaldean/Syriac	0	0.00	Macedonian	0	0.00	Turkish	5	0.06
Australian	7	0.08	Maltese	0	0.00	Ukrainian	8	0.09
Austrian	12	0.14	New Zealander	0	0.00	United States or American**	281	3.32
Basque	0	0.00	Northern European	70	0.83	Welsh	105	1.24
Belgian	10	0.12	Norwegian	827	9.78	West Indian (excluding		
Brazilian	0	0.00	Pennsylvania German	0	0.00	Hispanic groups):	9	0.11
British	150	1.77	Polish	112	1.32	Bahamian	0	0.00
Bulgarian	0	0.00	Portuguese	51	0.60	Barbadian	0	0.00
Canadian	56	0.66	Romanian	0	0.00	Belizean	0	0.00
Carpatho Rusyn	0	0.00	Russian	88	1.04	Bermudan	0	0.00
Celtic	8	0.09	Scandinavian	189	2.24	British West Indian	0	0.00
Croatian	8	0.09	Scotch-Irish	292	3.45	Dutch West Indian	0	0.00
Cypriot	0	0.00	Scottish	221	2.61	Haitian	0	0.00
Czech	14	0.17	Serbian	6	0.07	Jamaican	0	0.00
Czechoslovakian	18	0.21	Slavic	8	0.09	Trinidadian & Tobagonian	9	0.11
Danish	135	1.60	Slovak	8	0.09	U.S. Virgin Islander	0	0.00
Dutch	310	3.67	Slovene	0	0.00	West Indian	0	0.00
Eastern European	0	0.00	Soviet Union	0	0.00	Other West Indian	0	0.00
English	1,245	14.73	Subsaharan African:	0	0.00	Yugoslavian	14	0.17
Estonian	8	0.09	Cape Verdean	0	0.00	Other groups***	969	11.46
European	96	1.14	Ethiopian	0	0.00			
Finnish	83	0.98	Ghanian	0	0.00			

\* Total ancestries tallied is the total number of people reporting each specific ancestry either first or second in their response to the ancestry question. For example, someone responding "Irish-German-Dutch" is counted in both the Irish and German ancestry groups, but the third response is not tallied. Total tallies can be greater than the total population, even though many people left this question unanswered. This is the only question for which the Census Bureau did not impute any answers for non-respondents.  
 \*\* Includes only people reporting "U.S." or "American" as their sole ancestry. For example, "Irish-American" is tallied only as "Irish".  
 \*\*\* Includes most reported ancestries which are equivalent to specific race & Hispanic/Latino groups, such as Cree, Thai, Samoan & Cuban.

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Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Ancestry Profile 3: PLACE OF BIRTH FOR THE FOREIGN-BORN POPULATION

Ancy-3  
 Area Type: Place (Summary Level 160)

PCT19. PLACE OF BIRTH FOR THE FOREIGN-BORN POPULATION

Universe: Foreign-born population (394 or 4.7% of Total population: 8,454)

Europe:	46	Asia:	89	Africa:	0	Americas:	259
Northern Europe:	26	Eastern Asia:	5	Eastern Africa:	0	Latin America	183
United Kingdom	26	China:	5	Ethiopia	0	Caribbean:	9
Ireland	0	China, excluding Hong Kong	0	Other Eastern Africa	0	Barbados	0
Sweden	0	& Taiwan	0	Middle Africa	0	Cuba	0
Other Northern Europe	0	Hong Kong	0	Northern Africa:	0	Dominican Republic	0
Western Europe:	13	Taiwan	5	Egypt	0	Haiti	0
Austria	0	Japan	0	Other Northern Africa	0	Jamaica	0
France	0	Korea	0	Southern Africa:	0	Trinidad & Tobago	9
Germany	0	Other Eastern Asia	0	South Africa	0	Other Caribbean	0
Netherlands	13	South Central Asia:	0	Other Southern Africa	0	Central America:	174
Other Western Europe	0	Afghanistan	0	Western Africa:	0	Mexico	174
Southern Europe:	0	Bangladesh	0	Ghana	0	Other Central America:	0
Greece	0	India	0	Nigeria	0	Costa Rica	0
Italy	0	Iran	0	Sierra Leone	0	El Salvador	0
Portugal	0	Pakistan	0	Other Western Africa	0	Guatemala	0
Spain	0	Other S. Central Asia	0	Africa, n.e.c.(1)	0	Honduras	0
Other Southern Europe	0	South Eastern Asia:	84			Nicaragua	0
Eastern Europe:	7	Cambodia	0	Oceania:	0	Panama	0
Czechoslovakia	7	Indonesia	0	Australia & New Zealand	0	Other C. America	0
Hungary	0	Laos	16	Subregion:	0	South America:	0
Poland	0	Malaysia	0	Australia	0	Argentina	0
Romania	0	Philippines	65	Other Australian	0	Bolivia	0
Belarus	0	Thailand	3	& New Zealand Subregion	0	Brazil	0
Russia	0	Vietnam	0	Melanesia	0	Chile	0
Ukraine	0	Other S. Eastern Asia	0	Micronesia	0	Colombia	0
Bosnia & Herzegovina	0	Western Asia:	0	Polynesia	0	Ecuador	0
Yugoslavia	0	Iraq	0	Oceania, n.e.c.(1)	0	Guyana	0
Other Eastern Europe	0	Israel	0			Peru	0
Europe, n.e.c.(1)	0	Jordan	0			Venezuela	0
		Lebanon	0			Other South America	0
		Syria	0			Northern America:	76
		Turkey	0			Canada	76
		Armenia	0			Other N. America	0
		Other Western Asia	0				
		Asia, n.e.c.(1)	0			Born at sea	0

1. Not elsewhere classified

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 18

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Disability Profile 1: ALL TYPES BY AGE, SEX & EMPLOYMENT STATUS

Dis-1  
 Area Type: Place (Summary Level 160)

P41. TOTAL DISABILITIES TALLIED BY TYPE OF DISABILITY BY AGE FOR THE CIVILIAN NON-INSTITUTIONAL POPULATION 5 YEARS AND OVER WITH DISABILITIES  
 Universe: Total disabilities tallied for the civilian non-institutionalized population 5 years and over with disabilities

	Total	5 to 15 years	16 to 64 years	65 years & over
Total disabilities tallied:	2,099	36	1,448	615
Sensory disability	214	10	118	86
Physical disability	521	0	293	228
Mental disability	343	13	253	77
Self-care disability	201	13	105	83
Go-outside-home disability**	305		164	141
Employment disability*	515		515	

P42. DISABILITY STATUS BY EMPLOYMENT STATUS BY SEX BY AGE FOR THE CIVILIAN NON-INSTITUTIONAL POPULATION 5 YEARS AND OVER  
 Universe: Civilian non-institutionalized population 5 years and over

	Total	Male					Female				
		5 to 15	16 to 20	21 to 64	65 to 74	75 & over	5 to 15	16 to 20	21 to 64	65 to 74	75 & over
With a disability:	1,097	23	26	331	52	77	0	0	411	31	146
Employed*	466		14	216				0	236		
Not employed*	302		12	115				0	175		
No disability:	6,356	665	231	2,033	105	83	632	281	1,991	187	148
Employed*	3,602		115	1,746				176	1,565		
Not employed*	934		116	287				105	426		

PCT26. TYPES OF DISABILITY BY SEX BY AGE FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 5 YEARS AND OVER  
 Universe: Civilian non-institutionalized population 5 years and over

	Total	Male				Female			
		5 to 15	16 to 20	21 to 64	65 & over	5 to 15	16 to 20	21 to 64	65 & over
With one type of disability:	583	10	20	184	53	0	0	238	78
Sensory disability	96	10	0	28	15	0	0	18	25
Physical disability	175	0	0	26	20	0	0	76	53
Mental disability	61	0	20	22	0	0	0	19	0
Self-care disability	0	0	0	0	0	0	0	0	0
Go-outside-home disability**	33		0	15	18		0	0	0
Employment disability*	218		0	93			0	125	
With two or more types of disability:	514	13	6	147	76	0	0	173	99
Includes self-care disability	201	13	0	69	28	0	0	36	55
Doesn't include self-care disability:	313	0	6	78	48	0	0	137	44
Go-outside-home** & employment only*	24		6	18			0	0	
Other combination	197		0	60			0	137	
No disability	6,356	665	231	2,033	188	632	281	1,991	335

\* Employment status by disability status was determined only for the 16 to 64 year old population.  
 \*\* Go-outside-home disability status was determined only for the 16 year old and over population.

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Disability Profile 2: SELECTED TYPES BY EMPLOYMENT STATUS BY DETAILED AGE

Dis-2  
 Area Type: Place (Summary Level 160)

PCT27/PCT28/PCT29/PCT30. SENSORY DISABILITY, PHYSICAL DISABILITY, MENTAL DISABILITY OR SELF-CARE DISABILITY BY EMPLOYMENT STATUS BY SEX BY AGE FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 5 YEARS & OVER												
Universe: Civilian non-institutionalized population 5 years and over												
	Total	Male					Female					
		5 to 15	16 to 20	21 to 64	65 to 74	75 & over	5 to 15	16 to 20	21 to 64	65 to 74	75 & over	
With a sensory disability:	214	10	0	60	17	31	0	0	58	8	30	
Employed*	91		0	52			0	0	39			
Not employed*	27		0	8			0	0	19			
No sensory disability:	7,239	678	257	2,304	140	129	632	281	2,344	210	264	
Employed*	3,977		129	1,910				176	1,762			
Not employed*	1,209		128	394				105	582			
With a physical disability:	521	0	0	98	33	52	0	0	195	23	120	
Employed*	111		0	17			0	0	94			
Not employed*	182		0	81			0	0	101			
No physical disability:	6,932	688	257	2,266	124	108	632	281	2,207	195	174	
Employed*	3,957		129	1,945				176	1,707			
Not employed*	1,054		128	321				105	500			
With a mental disability:	343	13	20	133	15	26	0	0	100	7	29	
Employed*	79		14	46			0	0	19			
Not employed*	174		6	87			0	0	81			
No mental disability:	7,110	675	237	2,231	142	134	632	281	2,302	211	265	
Employed*	3,989		115	1,916				176	1,782			
Not employed*	1,062		122	315				105	520			
With a self-care disability:	201	13	0	69	0	28	0	0	36	7	48	
Employed*	34		0	11			0	0	23			
Not employed*	71		0	58			0	0	13			
No self-care disability:	7,252	675	257	2,295	157	132	632	281	2,366	211	246	
Employed*	4,034		129	1,951				176	1,778			
Not employed*	1,165		128	344				105	588			

PCT31. GO-OUTSIDE-HOME DISABILITY BY EMPLOYMENT STATUS BY SEX BY AGE FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 16 YEARS AND OVER										
Universe: Civilian non-institutionalized population 16 years and over										
	Total	Male				Female				
		16 to 20	21 to 64	65 to 74	75 & over	16 to 20	21 to 64	65 to 74	75 & over	
With a go-outside-home disability:**	305	6	111	29	40	0	47	7	65	
Employed*	46	0	37			0	9			
Unemployed*	118	6	74			0	38			
No go-outside-home disability:**	5,828	251	2,253	128	120	281	2,355	211	229	
Employed*	4,022	129	1,925			176	1,792			
Unemployed*	1,118	122	328			105	563			

\* Employment status by disability status was determined only for the 16 to 64 year old population.  
 \*\* Go-outside-home disability status was determined only for the 16 year old and over population.

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 20

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Disability Profile 3: BY EMPLOYMENT, EDUCATION & POVERTY STATUS

Dis-3  
 Area Type: Place (Summary Level 160)

PCT32. EMPLOYMENT DISABILITY BY EMPLOYMENT STATUS BY SEX BY AGE FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 16 TO 64 YEARS\*  
 Universe: Civilian non-institutionalized population 16 to 64 Years

	Total	Male		Female	
		16 to 20	21 to 64	16 to 20	21 to 64
With an employment disability:	515	6	227	0	282
Employed	284	0	135	0	149
Unemployed	231	6	92	0	133
No employment disability:	4,789	251	2,137	281	2,120
Employed	3,784	129	1,827	176	1,652
Unemployed	1,005	122	310	105	468

PCT33. DISABILITY STATUS BY SCHOOL ENROLLMENT BY EDUCATIONAL ATTAINMENT BY SEX FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 18 TO 34 YEARS  
 Universe: Civilian non-institutionalized population 18 to 34 Years

	Total	Male		Female	Total	Male		Female
		18 to 24	25 to 34			18 to 24	25 to 34	
With a disability:	212	136	76	No disability:	1,814	891	923	
Enrolled in school:	7	7	0	Enrolled in school:	356	144	212	
Below College	0	0	0	Below college	117	43	74	
College or graduate school	7	7	0	College or graduate school	239	101	138	
Not enrolled in school:	205	129	76	Not enrolled in school:	1,458	747	711	
Not high school graduate	59	54	5	Not high school graduate	172	146	26	
High school graduate	72	49	23	High school graduate	462	232	230	
(includes equivalency)	46	18	28	(include equivalency)	327	171	156	
Some college, no degree	20	0	20	Some college, no degree	163	89	74	
Associate degree	8	8	0	Associate degree	248	76	172	
Bachelor's degree	0	0	0	Bachelor's degree	86	33	53	
Graduate or professional degree				Graduate or professional degree				

PCT34. DISABILITY STATUS BY POVERTY STATUS BY SEX BY AGE FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 5 AND OVER IN THE POVERTY UNIVERSE\*\*  
 Universe: Civilian non-institutionalized population 5 years and over for whom poverty status is determined

	Total	Male				Female			
		5 to 15	16 to 20	21 to 64	65 & over	5 to 15	16 to 20	21 to 64	65 & over
With a disability:	1,097	23	26	331	129	0	0	411	177
Income in 1999 below poverty level	210	0	14	67	20	0	0	69	40
Income in 1999 at/above poverty level	887	23	12	264	109	0	0	342	137
No disability:	6,314	631	231	2,033	188	624	281	1,991	335
Income in 1999 below poverty level	327	71	28	104	8	14	22	62	18
Income in 1999 at/above poverty level	5,987	560	203	1,929	180	610	259	1,929	317

\* Employment status by disability status was determined only for the 16 to 64 year old population.  
 \*\* Poverty universe includes everyone EXCEPT (1) persons in institutions, military group quarters, and college dormitories and (2) unrelated individuals under 15 years old (children who are not related family members).

PCT67 A-I. TOTAL DISABILITIES TALLIED BY TYPE OF DISABILITY BY AGE BY RACE (\*) AND HISPANIC/LATINO ORIGIN (\*\*)  
 Universe: Total disabilities tallied for the civilian non-institutionalized population 5 years and over with disabilities

	White Alone	Black or African American Alone	American Indian & Alaska Native Alone	Asian Alone	Native Hawaiian & Other Pacific Islander Alone	Other Race Alone	Some Or More Races	Two Or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino
Age 5 to 15 years --										
Total disabilities tallied:	26	0	0	0	0	10	0	10	26	
Sensory disability	0	0	0	0	0	10	0	10	0	
Physical disability	0	0	0	0	0	0	0	0	0	
Mental disability	13	0	0	0	0	0	0	0	13	
Self-care disability	13	0	0	0	0	0	0	0	13	
Age 16 to 64 years --										
Total disabilities tallied:	1,358	21	15	0	0	4	50	36	1,326	
Sensory disability	113	0	0	0	0	0	5	0	113	
Physical disability	275	7	3	0	0	0	8	0	275	
Mental disability	237	0	0	0	0	0	13	23	214	
Self-care disability	94	0	3	0	0	0	8	0	94	
Go-outside-home disability***	146	7	3	0	0	0	8	0	146	
Employment disability****	493	7	3	0	0	4	8	13	484	
Age 65 years and over --										
Total disabilities tallied:	615	0	0	0	0	0	0	0	615	
Sensory disability	86	0	0	0	0	0	0	0	86	
Physical disability	228	0	0	0	0	0	0	0	228	
Mental disability	77	0	0	0	0	0	0	0	77	
Self-care disability	83	0	0	0	0	0	0	0	83	
Go-outside-home disability***	141	0	0	0	0	0	0	0	141	
Age 5 years and over --										
Total disabilities tallied:	1,999	21	15	0	0	14	50	46	1,967	
Sensory disability	199	0	0	0	0	10	5	10	199	
Physical disability	503	7	3	0	0	0	8	0	503	
Mental disability	327	0	3	0	0	0	13	23	304	
Self-care disability	190	0	3	0	0	0	8	0	190	
Age 5 years and over --										
Total disabilities tallied:	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Sensory disability	10.0%	0.0%	0.0%	. %	. %	71.4%	10.0%	21.7%	10.1%	
Physical disability	25.2%	33.3%	20.0%	. %	. %	0.0%	16.0%	0.0%	25.6%	
Mental disability	16.4%	0.0%	20.0%	. %	. %	0.0%	26.0%	50.0%	15.5%	
Self-care disability	9.5%	0.0%	20.0%	. %	. %	0.0%	16.0%	0.0%	9.7%	

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino origin is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.  
 \*\*\* Go-outside-home disability status was determined only for the 16 year old and over population.  
 \*\*\*\* Employment status by disability status was determined only for the 16 to 64 year old population.

Census 2000, Summary File 3 Disability Profile 5: BY EMPLOYMENT STATUS BY RACE & HISPANIC/LATINO - PART 1: MALES Dis-5  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT68 A-I.DISABILITY STATUS BY EMPLOYMENT STATUS(\*) BY AGE FOR NON-INSTITUTIONALIZED MALES 5 AND OVER BY RACE(\*\*) & HISPANIC ORIGIN(\*\*\*)  
 Universe: Civilian non-institutionalized population 5 years and over [PART 1 OF 2 - MALES]

	White Alone	Black or African American Alone	American Indian & Alaska Nat. Alone	Asian Alone	Native Hawaiian/ Oth Pacific Isl. Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino
MALE:									
Age 5 to 15 years:	636	0	5	4	0	10	33	61	595
With a disability:	13	0	0	0	0	10	0	10	13
No disability:	623	0	5	4	0	0	33	51	582
Age 16 to 20 years:	254	0	0	3	0	0	0	44	210
With a disability:	26	0	0	0	0	0	0	14	12
Employed:	14	0	0	0	0	0	0	14	0
Not employed:	12	0	0	0	0	0	0	0	12
No disability:	228	0	0	3	0	0	0	30	198
Employed:	115	0	0	0	0	0	0	22	93
Not employed:	113	0	0	3	0	0	0	8	105
Age 21 to 64 years:	2,184	9	21	51	0	30	69	110	2,115
With a disability:	311	0	3	0	0	4	13	4	311
Employed:	206	0	0	0	0	0	10	0	206
Not employed:	105	0	3	0	0	4	3	4	105
No disability:	1,873	9	18	51	0	26	56	106	1,804
Employed:	1,648	5	14	18	0	22	39	70	1,600
Not employed:	225	4	4	33	0	4	17	36	204
Age 65 to 74 years:	157	0	0	0	0	0	0	0	157
With a disability:	52	0	0	0	0	0	0	0	52
No disability:	105	0	0	0	0	0	0	0	105
Age 75 years and over:	160	0	0	0	0	0	0	0	160
With a disability:	77	0	0	0	0	0	0	0	77
No disability:	83	0	0	0	0	0	0	0	83
Age 5 years and over:									
With a disability:	479	0	3	0	0	14	13	28	465
No disability:	2,912	9	23	58	0	26	89	187	2,772
Age 16 to 64 years:									
With a disability:	337	0	3	0	0	4	13	18	323
Employed:	220	0	0	0	0	0	10	14	206
Not employed:	117	0	3	0	0	4	3	4	117
No disability:	2,101	9	18	54	0	26	56	136	2,002
Employed:	1,763	5	14	18	0	22	39	92	1,693
Not employed:	338	4	4	36	0	4	17	44	309
Age 65 years and over:									
With a disability:	129	0	0	0	0	0	0	0	129
No disability:	188	0	0	0	0	0	0	0	188

\* Employment status by disability status was determined only for the 16 to 64 year old population.  
 \*\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\*\* Hispanic/Latino origin is NOT considered a race. People who reported as Hispanic/Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Disability Profile 6: BY EMPLOYMENT STATUS BY RACE & HISPANIC/LATINO - PART 2: FEMALES Dis-6  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT68 A-I.DISABILITY STATUS BY EMPLOYMENT STATUS(*) BY AGE FOR NON-INSTITUTIONALIZED FEMALES 5 AND OVER BY RACE (**) & HISPANIC ORIGIN(***)										
Universe: Civilian non-institutionalized population 5 years and over [PART 2 OF 2 - FEMALES]										
	White Alone	Black or African American Alone	American Indian & Alaska Nat. Alone	Asian Alone	Native Hawaiian/ Oth Pacific Isl. Alone	Other Race Alone	Some Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino	
FEMALE:										
Age 5 to 15 years:	581	12	0	3	0	0	36	43	555	:
With a disability	0	0	0	0	0	0	0	0	0	:
No disability	581	12	0	3	0	0	36	43	555	:
Age 16 to 20 years:	275	0	6	0	0	0	0	0	275	:
With a disability:	0	0	0	0	0	0	0	0	0	:
Employed	0	0	0	0	0	0	0	0	0	:
Not employed	0	0	0	0	0	0	0	0	0	:
No disability:	275	0	6	0	0	0	0	0	275	:
Employed	176	0	0	0	0	0	0	0	176	:
Not employed	99	0	6	0	0	0	0	0	99	:
Age 21 to 64 years:	2,216	7	27	35	0	37	80	80	2,173	:
With a disability:	399	7	0	0	0	0	5	9	390	:
Employed	236	0	0	0	0	0	0	0	236	:
Not employed	163	7	0	0	0	0	5	9	154	:
No disability:	1,817	0	27	35	0	37	75	71	1,783	:
Employed	1,436	0	20	24	0	20	65	43	1,413	:
Not employed	381	0	7	11	0	17	10	28	370	:
Age 65 to 74 years:	218	0	0	0	0	0	0	0	218	:
With a disability	31	0	0	0	0	0	0	0	31	:
No disability	187	0	0	0	0	0	0	0	187	:
Age 75 years and over:	286	0	0	0	0	0	8	0	286	:
With a disability	146	0	0	0	0	0	0	0	146	:
No disability	140	0	0	0	0	0	8	0	140	:
Age 5 years and over:										:
With a disability	576	7	0	0	0	0	5	9	567	:
No disability	3,000	12	33	38	0	37	119	114	2,940	:
Age 16 to 64 years:										:
With a disability:	399	7	0	0	0	0	5	9	390	:
Employed	236	0	0	0	0	0	0	0	236	:
Not employed	163	7	0	0	0	0	5	9	154	:
No disability:	2,092	0	33	35	0	37	75	71	2,058	:
Employed	1,612	0	20	24	0	20	65	43	1,589	:
Not employed	480	0	13	11	0	17	10	28	469	:
Age 65 years and over:										:
With a disability	177	0	0	0	0	0	0	0	177	:
No disability	327	0	0	0	0	0	8	0	327	:

\* Employment status by disability status was determined only for the 16 to 64 year old population.  
 \*\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\*\* Hispanic/Latino origin is NOT considered a race. People who reported as Hispanic/Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Education Profile 1: DETAILED ATTAINMENT & ENROLLMENT; EDUCATION & EMPLOYMENT FOR AGE 16-19 Educ-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P37. EDUCATIONAL ATTAINMENT BY SEX							P38. ARMED FORCES STATUS BY SCHOOL ENROLLMENT						
Universe: Population 25 years and over							BY EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS						
Universe: Population 16 TO 19 years							Universe: Population 16 TO 19 years						
	Total	Pct.	Males	Pct.	Females	Pct.		Total	Pct.		Total	Pct.	
Total population 25 and over:	5,487	100.0	2,552	100.0	2,935	100.0	Total population 16 to 19 years:	471	100.0				
No Schooling completed	60	1.1	52	2.0	8	0.3	In Armed Forces:	0	0.0				
Nursery to 4th grade	0	0.0	0	0.0	0	0.0	Enrolled in school:	0	0.0				
5th and 6th grade	24	0.4	24	0.9	0	0.0	High school graduate	0	0.0				
7th and 8th grade	181	3.3	81	3.2	100	3.4	Not high school graduate	0	0.0				
9th grade	94	1.7	13	3.3	81	2.8	Not enrolled in school:	0	0.0				
10th grade	168	3.1	83	3.3	85	2.9	High school graduate	0	0.0				
11th grade	180	3.3	87	3.4	93	3.2	Not high school graduate	0	0.0				
12th grade, no diploma	155	2.8	110	4.3	45	1.5	Civilian:	471	100.0				
High school graduate (includes equivalency)	1,499	27.3	661	25.9	838	28.6	Enrolled in school:	350	74.3				
Some college, less than 1 year	383	7.0	173	6.8	210	7.2	Employed	170	36.1				
Some college, 1 or more years, no degree	959	17.5	435	17.0	524	17.9	Unemployed	23	4.9				
Associate degree	534	9.7	225	8.8	309	10.5	Not in labor force	157	33.3				
Bachelor's degree	867	15.8	369	14.5	498	17.0	Not enrolled in school:	121	25.7				
Master's degree	252	4.6	142	5.6	110	3.7	High school graduate:	53	11.3				
Professional school degree	79	1.4	72	2.8	7	0.2	Employed	38	8.1				
Doctorate degree	52	0.9	25	1.0	27	0.9	Unemployed	9	1.9				
							Not in labor force	6	1.3				
							Not high school graduate:	68	14.4				
							Employed	39	8.3				
							Unemployed	14	3.0				
							Not in labor force	15	3.2				

PCT23. SCHOOL ENROLLMENT BY SEX BY AGE									
Universe: Population 3 years old and over									
	Total			Males			Females		
	Total	Enrolled	Not Enrolled	Total	Enrolled	Not Enrolled	Total	Enrolled	Not Enrolled
Total pop. 3 and over:	8,123	2,228	5,895	3,916	1,145	2,771	4,207	1,083	3,124
3 and 4 years	359	168	191	180	81	99	179	87	92
5 to 9 years	617	605	12	290	290	0	327	315	12
10 to 14 years	568	568	0	321	321	0	247	247	0
15 to 17 years	381	352	29	193	178	15	188	174	14
18 and 19 years	225	133	92	110	35	75	115	98	17
20 to 24 years	486	128	358	270	66	204	216	62	154
25 to 34 years	1,327	102	1,225	659	50	609	668	52	616
35 years and over	4,160	172	3,988	1,893	124	1,769	2,267	48	2,219

PCT24. COLLEGE OR GRADUATE SCHOOL ENROLLMENT BY SEX BY AGE									
Universe: Population 15 years old and over									
	Total			Males			Females		
	Total	Enrolled	Not Enrolled	Total	Enrolled	Not Enrolled	Total	Enrolled	Not Enrolled
Total pop. 15 and over:	6,579	409	6,170	3,125	223	2,902	3,454	186	3,268
15 and 17 years	381	0	381	193	0	193	188	0	188
18 to 24 years	711	158	553	380	58	322	331	100	231
25 to 34 years	1,327	88	1,239	659	50	609	668	38	630
35 years and over	4,160	163	3,997	1,893	115	1,778	2,267	48	2,219

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 25

Census 2000, Summary File 3

Education Profile 2: EDUCATIONAL ATTAINMENT BY SEX BY AGE

Educ-2

Area Name: Snohomish city

Area Type: Place (Summary Level 160)

State: WA Place: 65170 CMSA: 7602 PMSA: 7600

## PCT25. EDUCATIONAL ATTAINMENT BY SEX BY AGE

Universe: Population 18 years and over

	-----Both Sexes-----					
	Total	18 to 24	25 to 34	35 to 44	45 to 64	65 and Over
Total population 18 and over:	6,198	711	1,327	1,485	1,619	1,056
Less than 9th grade	308	43	48	35	40	142
9th to 12th grade, no diploma	763	166	98	199	72	228
High school grad. (incl. equivalency)	1,717	218	362	329	389	419
Some college, no degree	1,539	197	298	368	530	146
Associate degree	575	41	179	184	144	27
Bachelor's degree	913	46	256	270	275	66
Graduate or professional degree	383	0	86	100	169	28
	-----Males-----					
	Total	18 to 24	25 to 34	35 to 44	45 to 64	65 and Over
Total males 18 and over:	2,932	380	659	736	773	384
Less than 9th grade	200	43	37	26	25	69
9th to 12th grade, no diploma	384	91	79	128	35	51
High school grad. (incl. equivalency)	788	127	176	181	164	140
Some college, no degree	700	92	163	161	229	55
Associate degree	243	18	96	54	75	0
Bachelor's degree	378	9	75	135	118	41
Graduate or professional degree	239	0	33	51	127	28
	-----Females-----					
	Total	18 to 24	25 to 34	35 to 44	45 to 64	65 and Over
Total females 18 and over:	3,266	331	668	749	846	672
Less than 9th grade	108	0	11	9	15	73
9th to 12th grade, no diploma	379	75	19	71	37	177
High school grad. (incl. equivalency)	929	91	186	148	225	279
Some college, no degree	839	105	135	207	301	91
Associate degree	332	23	83	130	69	27
Bachelor's degree	535	37	181	135	157	25
Graduate or professional degree	144	0	53	49	42	0

Prepared by Washington State Office of Financial Management, ([www.ofm.wa.gov](http://www.ofm.wa.gov)) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S. Census Bureau, 2002 ([www.census.gov](http://www.census.gov)) September 17, 2002, Page 26

Census 2000, Summary File 3 Household and Family Profile: MARITAL STATUS; HOUSEHOLDS, FAMILIES & SUBFAMILIES BY TYPE Family-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT7. MARITAL STATUS BY SEX BY AGE Universe: Population 15 years and over								PCT3. FAMILY TYPE BY AGE OF HOUSEHOLDER Universe: Families				
	Never Married	Spouse Present	Now Married Spouse Separated	Spouse Absent Other	Widowed	Divorced		Householder Age--	Total	Married Couple Families	-- Other Families -- (No Spouse Present) Male Hseholder Female Hseholder	
Total pop. 15+:	1,721	3,020	112	241	395	1,090						
Male:	1,043	1,418	55	71	76	462	Any age:	2,042	1,470	170	402	
15 to 17 years	193	0	0	0	0	0	15 to 24	117	64	11	42	
18 and 19 years	110	0	0	0	0	0	25 to 34	463	346	30	87	
20 to 24 years	224	46	0	0	0	0	35 to 44	576	393	41	142	
25 to 29 years	161	116	0	13	0	7	45 to 54	476	343	57	76	
30 to 34 years	97	214	8	8	0	35	55 to 59	82	48	24	10	
35 to 44 years	177	380	27	8	0	144	60 to 64	92	72	0	20	
45 to 54 years	46	335	20	8	0	124	65 to 74	125	109	0	16	
55 to 59 years	0	55	0	0	0	77	75 & over	111	95	7	9	
60 to 64 years	12	72	0	7	0	17						
65 to 74 years	0	109	0	8	12	44						
75 to 84 years	14	77	0	0	35	14						
85 years & over	9	14	0	19	29	0						
Female:	678	1,602	57	170	319	628						
15 to 17 years	188	0	0	0	0	0						
18 and 19 years	105	10	0	0	0	0						
20 to 24 years	117	44	16	24	0	15						
25 to 29 years	64	210	8	14	0	37						
30 to 34 years	56	190	0	14	0	75						
35 to 44 years	71	493	13	36	0	136						
45 to 54 years	24	318	9	0	19	184						
55 to 59 years	10	67	0	13	10	53						
60 to 64 years	8	36	11	13	36	35						
65 to 74 years	24	142	0	20	36	32						
75 to 84 years	0	92	0	16	118	29						
85 years & over	11	0	0	20	100	32						

PCT2. NONFAMILY HOUSEHOLDS BY HOUSEHOLDER'S SEX AND AGE Universe: Nonfamily households			
	Total	Male	Female
Total nonfam. hseholds:	1,195	614	581
Living alone:	958	453	505
Householder			
15 to 64 years	669	366	303
Householder			
65 years & over	289	87	202
Not living alone:	237	161	76
Householder			
15 to 64 years	212	145	67
Householder			
65 years & over	25	16	9

PCT4. SUBFAMILY TYPE BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS Universe: Subfamilies		PCT5. POPULATION IN SUBFAMILIES BY SUBFAMILY TYPE BY RELATIONSHIP Universe: Population in subfamilies	
Total subfamilies:	46	Total population in subfamilies:	120
Married-couple subfamilies:	18		
With own children		In Married-couple subfamilies:	37
under 18 years	4	Husband/wife in a childless subfamily	26
No own children		Husband/wife in a subfam. with children	8
under 18 years	14	Child	3
Mother-child subfamilies	11		
Father-child subfamilies	17	In mother-child subfamilies:	22
		Parent	11
		Child	11
		In father-child subfamilies:	61
		Parent	17
		Child	44

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 27

Census 2000, Summary File 3 Housing Profile 1: SUMMARY; HH SIZE; UNITS IN STRUCTURE; HEATING FUEL; VEHICLES; YEAR BUILT Housing-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

H1/H2/H3/H4/H5/H6/H7/H8. HOUSING SUMMARY Universe: Housing Units			H44/H46. VEHICLES AVAILABLE BY TENURE Universe: Occupied Housing Units				H40/HCT10. HOUSE HEATING FUEL BY TENURE Universe: Occupied Housing Units			
			Occupied Units	Owner Occupied	Renter Occupied	Occupied Units	Owner Occupied	Renter Occupied		
Total Housing Units	3,426					Total Units:	3,258	1,783	1,475	
100% Count of Housing Units	3,444					No Vehicle	205	41	164	
Unweighted Sample Units--						1 Vehicle	1,099	453	646	
Total:	380					2 Vehicles	1,267	808	459	
Occupied	361					3 Vehicles	454	324	130	
Vacant	19					4 Vehicles	172	123	49	
Percent of Units in Sample--						5+ Vehicles	61	34	27	
Total:	11.1%					Mean Vehicles				
Occupied	11.0%					Available	1.85	2.09	1.57	
Vacant	11.3%									
Total Housing Units:										
Urban:	3,426					H16/H17/H18. HOUSEHOLD SIZE BY TENURE Universe: Occupied Housing Units				
Inside Urbanized Areas	3,426					Household	Occupied	Owner	Renter	
Inside Urban Clusters	0					Size--	Units	Occupied	Occupied	
Rural:	0					Total Units:	3,258	1,783	1,475	
Farm	0					1 Person	960	354	606	
NonFarm	0					2 Persons	976	580	396	
Occupied Housing Units:	3,258					3 Persons	585	322	263	
Owner Occupied	1,783					4 Persons	452	300	152	
Renter Occupied	1,475					5 Persons	192	184	8	
Vacant Housing Units:	168					6 Persons	65	38	27	
For Rent	75					7+ Persons	28	5	23	
For Sale Only	63					Mean				
Rented/Sold, Not Occupied	0					Household Size	2.47	2.79	2.08	
For Seasonal, Recreational, or Occasional Use	26									
For Migrant Workers	0									
Other Vacant	4									
						H34/H35/H36/H37. YEAR STRUCTURE BUILT BY TENURE Universe: Housing Units				
							All	Occupied	Housing Units	
						Year Built--	Units	Owner	Renter	
						Total Units:	3,426	1,783	1,475	
						1999 to March 2000	109	60	27	
						1995 to 1998	335	224	97	
						1990 to 1994	368	153	204	
						1980 to 1989	519	245	258	
						1970 to 1979	551	158	368	
						1960 to 1969	294	125	152	
						1950 to 1959	330	165	146	
						1940 to 1949	166	102	64	
						1939 or Earlier	754	551	159	
						Median Year Built	1973	1966	1976	
H30/H31/H32. UNITS IN STRUCTURE BY TENURE/VACANCY STATUS Universe: Housing Units					H33. POPULATION BY UNITS IN STRUCTURE BY TENURE Universe: Population in Occupied Housing Units					
	All						Persons in Units			
	Housing	Occupied	Owner	Renter	Vacant	Total	Per	Owner	Renter	
	Units	Total	Housing	Units	Housing		Hhld	Occupied	Occupied	
			Units		Units					
Total Units:	3,426	3,258	1,783	1,475	168	Total Persons:	8,038	2.47	4,966	
1, Detached	1,985	1,886	1,575	311	99	1, Detached	5,450	2.89	4,544	
1, Attached	82	82	32	50	0	1, Attached	192	2.34	90	
2	274	272	7	265	2	2	547	2.01	9	
3 or 4	297	292	45	247	5	3 or 4	551	1.89	54	
5 to 9	306	306	18	288	0	5 to 9	527	1.72	29	
10 to 19	220	196	29	167	24	10 to 19	394	2.01	63	
20 to 49	166	132	0	132	34	20 to 49	157	1.19	0	
50 or More	0	0	0	0	0	50 or More	0	.	0	
Mobile Home	96	92	77	15	4	Mobile Home	220	2.39	177	
Boat, RV, Van, etc.	0	0	0	0	0	Boat, RV, Van, etc.	0	.	0	

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Census 2000, Summary File 3 Housing Profile 2: ROOMS; BEDROOMS; YEAR MOVED; OWNER COSTS; PLUMBING; KITCHENS; TELEPHONE Housing-2  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

H23-H28/H41/H42. ROOMS AND BEDROOMS BY TENURE Universe: Housing Units					H20. OCCUPANTS PER ROOM BY TENURE Universe: Occupied Housing Units				H47/H48/H50/H51. PLUMBING AND KITCHEN FACILITIES BY TENURE Universe: Housing Units							
	All Units	Occupied Total	Housing Owner	Units Renter	Occupied Units	Owner Occupied	Renter Occupied		Total Housing Units	Occupied Owner Occupied	Units Renter Occupied					
Total:	3,426	3,258	1,783	1,475	Total Units:	3,258	1,783	1,475				All Units:	3,426	1,783	1,475	
Rooms--					0.50 or less	2,249	1,319	930	Complete			Facilities--				
1	124	110	14	96	0.51 to 1.00	909	428	481	Plumbing	3,426	1,783	Plumbing	3,426	1,783	1,475	
2	174	162	0	162	1.01 to 1.50	48	29	19	Kitchen	3,377	1,783	Kitchen	3,377	1,783	1,448	
3	317	300	55	245	1.51 to 2.00	52	7	45	Lacking Complete			Facilities--				
4	616	585	149	436	2.01 or more	0	0	0	Plumbing			Plumbing	0	0	0	
5	614	587	343	244	H38/H39. YEAR HOUSEHOLDER MOVED INTO UNIT Universe: Occupied Housing Units					Kitchen	49	0	Kitchen	49	0	27
6	664	643	454	189	Year Moved	Occupied Units	Owner Occupied	Renter Occupied	H43. TELEPHONE SERVICE AVAILABLE BY TENURE Universe: Occupied Housing Units							
7	341	326	281	45	Into Unit--	Units	Occupied	Occupied	---Occupied Units---							
8	256	234	199	35	Total Units:	3,258	1,783	1,475	Total	3,258	1,475	Total Units:	3,258	1,475		
9+	320	311	288	23	1999-Mar 00	913	299	614	With Telephone	3,158	1,390	With Telephone	3,158	1,390		
Rooms per Unit--					1995-98	1,309	631	678	No Telephone	100	85	No Telephone	100	85		
Median	5.3	5.3	6.2	4.0	1990-94	425	322	103								
Mean	5.4	5.4	6.5	4.1	1980-89	259	205	54								
Bedrooms--					1970-79	156	130	26								
None	133	119	14	105	Before 1970	196	196	0								
1	468	419	24	395	Median Year	1997	1995	1998								
2	1,057	1,019	357	662												
3	1,169	1,124	909	215												
4	438	438	363	75												
5+	161	139	116	23												

H90/H91/H92/H98. MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS Two Universes: All/Specified Owner-Occupied Housing Units					HCT19-HCT21. REAL ESTATE TAXES Universe: Specified Owner-Occupied Housing Units				H94/H95. MORTGAGE STATUS BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999 Universe: Specified Owner-Occupied Housing Units				
Monthly Costs--	Occupied	Total	With A Mortgage	Without A Mortgage	Spec. Owner-Occ. Units:				Percentage of HH Income--	Total	With A Mortgage	Without A Mortgage	
Total Units:	1,783	1,510	1,243	267	Less than \$200	7			Spec. Units:	1,510	1,243	267	
Less than \$200	48	25	0	25	\$200 to \$299	7			Under 10.0%	77	37	40	
\$200 to \$299	94	79	0	79	\$300 to \$399	25			10.0-14.9%	193	120	73	
\$300 to \$399	113	60	0	60	\$400 to \$599	31			15.0-19.9%	253	206	47	
\$400 to \$499	91	72	8	64	\$600 to \$799	41			20.0-24.9%	354	293	61	
\$500 to \$599	52	52	28	24	\$800 to \$999	23			25.0-29.9%	216	201	15	
\$600 to \$699	38	30	15	15	\$1,000 to \$1,499	290			30.0-34.9%	149	142	7	
\$700 to \$799	19	8	8	0	\$1,500 to \$1,999	545			35.0-39.9%	70	62	8	
\$800 to \$899	86	55	55	0	\$2,000 to \$2,999	417			40.0-49.9%	63	63	0	
\$900 to \$999	36	36	36	0	\$3,000 to \$3,999	96			50.0%+	135	119	16	
\$1,000 or More	1,206	1,093	1,093	0	\$4,000 to \$4,999	28			Not Computed	0	0	0	
\$1,000 to \$1,249	N/A	N/A	251	N/A	\$5,000 to \$7,499	0			Median Percentage of 1999 Household Income Spent on Home Ownership	23.3%	24.4%	17.2%	
\$1,250 to \$1,499	N/A	N/A	372	N/A	\$7,500 to \$9,999	0							
\$1,500 to \$1,999	N/A	N/A	352	N/A	\$10,000 or more	0							
\$2,000 to \$2,499	N/A	N/A	100	N/A	No Taxes Paid	0							
\$2,500 to \$2,999	N/A	N/A	18	N/A	Median Real Estate Taxes	\$1,804							
\$3,000 or More	N/A	N/A	0	N/A	Mean Real Estate Taxes	\$1,838							
Median Monthly Costs		N/A	\$1,398	\$349									
Mean Monthly Costs		\$1,236	\$1,424	\$361									

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Census 2000, Summary File 3 Housing Profile 3: VALUE AND TENURE BY RACE & HISPANIC/LATINO, HOUSEHOLD INCOME BY TENURE Housing-3  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

H74/H76/H78/H84-H86/HCT41A-I/HCT42A-I/HCT43A-I/H87-H89. VALUE OF HOUSING UNITS BY RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER; PRICE ASKED												
Three Universes: All Owner-Occupied Housing Units/Specified Owner-Occupied Housing Units/Specified Vacant-for-Sale-Only Housing Units												
Value--	All Owner Occupied	Total	White Alone	Black /Af Amer Alone	Specified Amer Ind /Ala Nat Alone	Owner-Occupied Asian Alone	Housing Nat Haw /Pac Isl Alone	Units Other Race Alone	Two or More Races	Hispanic or Latino	White Alone not Hisp. or Latino	PRICE ASKED Specified Vacant-for-Sale-Only
Total Units:	1,783	1,510	1,450	0	9	17	0	5	29	13	1,442	63
Under 10,000	24	0	0	0	0	0	0	0	0	0	0	0
10,000-14,999	0	0	0	0	0	0	0	0	0	0	0	0
15,000-19,999	0	0	0	0	0	0	0	0	0	0	0	0
20,000-24,999	0	0	0	0	0	0	0	0	0	0	0	0
25,000-29,999	0	0	0	0	0	0	0	0	0	0	0	0
30,000-34,999	0	0	0	0	0	0	0	0	0	0	0	0
35,000-39,999	0	0	0	0	0	0	0	0	0	0	0	0
40,000-49,999	0	0	0	0	0	0	0	0	0	0	0	0
50,000-59,999	13	13	13	0	0	0	0	0	0	0	13	0
60,000-69,999	0	0	0	0	0	0	0	0	0	0	0	0
70,000-79,999	7	7	7	0	0	0	0	0	0	0	7	0
80,000-89,999	0	0	0	0	0	0	0	0	0	0	0	0
90,000-99,999	23	15	15	0	0	0	0	0	0	0	15	0
100,000-124,999	160	74	74	0	0	0	0	0	0	0	74	0
125,000-149,999	205	179	170	0	0	0	0	0	9	0	170	0
150,000-174,999	421	406	397	0	9	0	0	0	0	0	397	21
175,000-199,999	372	340	303	0	0	12	0	5	20	13	295	20
200,000-249,999	285	250	245	0	0	5	0	0	0	0	245	22
250,000-299,999	120	105	105	0	0	0	0	0	0	0	105	0
300,000-399,999	123	107	107	0	0	0	0	0	0	0	107	0
400,000-499,999	14	14	14	0	0	0	0	0	0	0	14	0
500,000-749,999	0	0	0	0	0	0	0	0	0	0	0	0
750,000-999,999	8	0	0	0	0	0	0	0	0	0	0	0
1,000,000 & over	8	0	0	0	0	0	0	0	0	0	0	0
Median Value	\$177,600	\$179,500	\$179,000	\$0	\$162,500	\$192,700	\$0	\$187,500	\$181,900	\$187,500	\$178,800	\$188,100
Mean Value	\$197,067	\$194,836	\$195,476	.	\$162,500	\$198,529	.	\$187,500	\$171,983	\$187,500	\$195,520	\$192,262

H9/H10/H11/H12/H13. TENURE BY RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER						HCT11/HCT12/HCT13. HOUSEHOLD INCOME IN 1999 BY TENURE			
Universe: Occupied Housing Units						Universe: Occupied Housing Units			
Householder--	Total	Not Hispanic or Latino		Owner Occupied	Renter Occupied	Total Units:	Total	Owner Occupied	Renter Occupied
		or Latino	or Latino						
Total Units:	3,258	3,176	82	1,783	1,475	Less than \$5,000	3,258	1,783	1,475
White Alone	3,063	3,008	55	1,696	1,367	\$5,000 to \$9,999	77	23	54
Black/Af Amer Alone	12	12	0	0	12	\$10,000 to \$14,999	145	39	106
American Indian/Alaska Native Alone	35	35	0	22	13	\$15,000 to \$19,999	137	36	101
Asian Alone	36	36	0	24	12	\$20,000 to \$24,999	216	69	147
Native Hawaiian/Pacific Isl Alone	0	0	0	0	0	\$25,000 to \$34,999	193	55	138
Other Race Alone	27	0	27	12	15	\$35,000 to \$49,999	417	179	238
Two or More Races	85	85	0	29	56	\$50,000 to \$74,999	568	307	261
Hispanic or Latino				31	51	\$75,000 to \$99,999	690	452	238
White Alone, not Hispanic or Latino				1,677	1,331	\$100,000 to \$149,999	438	328	110
						\$150,000 or more	322	240	82
						Median Household Income	55	55	0
						Mean Household Income	\$46,637	\$61,979	\$32,044
							\$53,713	\$65,444	\$39,533

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Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Income Profile 1: HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER AND TYPE OF INCOME

Inc-1  
 Area Type: Place (Summary Level 160)

P55. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER									
Universe: Households									
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over	
Total households:	3,237	222	612	822	697	334	219	331	
Less than \$10,000	217	9	0	37	37	33	22	79	
\$10,000 to \$14,999	140	22	33	19	14	17	0	35	
\$15,000 to \$19,999	216	20	30	18	32	30	23	63	
\$20,000 to \$24,999	185	24	41	18	36	8	36	22	
\$25,000 to \$29,999	211	0	53	59	10	29	15	45	
\$30,000 to \$34,999	217	42	36	58	15	22	23	21	
\$35,000 to \$39,999	243	36	43	73	17	26	20	28	
\$40,000 to \$44,999	132	11	19	32	25	10	20	15	
\$45,000 to \$49,999	190	8	70	26	57	16	5	8	
\$50,000 to \$59,999	222	18	54	90	39	9	12	0	
\$60,000 to \$74,999	448	0	140	98	120	54	29	7	
\$75,000 to \$99,999	433	0	53	154	188	38	0	0	
\$100,000 to \$124,999	234	32	33	96	46	12	7	8	
\$125,000 to \$149,999	82	0	7	31	37	0	7	0	
\$150,000 to \$199,999	57	0	0	13	24	20	0	0	
\$200,000 and more	10	0	0	0	0	10	0	0	

P56/P57. MEDIAN AND MEAN HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER			P58 THROUGH P75. HOUSEHOLD INCOME BY INCOME TYPE FOR HOUSEHOLDS WITH INCOME OF A SPECIFIED TYPE	
Universe: Households			P58/P67. MEAN HOUSEHOLD EARNINGS IN 1999	
	Median	Mean	Universe:	
All households:	\$46,396	\$54,119	Households with earnings:	(2,680) \$56,090
Householder under 25 years	\$34,000	\$40,681		
Householder 25 to 34 years	\$48,021	\$51,293		
Householder 35 to 44 years	\$56,977	\$62,746		
Householder 45 to 54 years	\$67,049	\$68,059		
Householder 55 to 64 years	\$40,500	\$57,380		
Householder 65 to 74 years	\$32,109	\$40,211		
Householder 75 and over	\$19,102	\$23,492		
			P59/P68. MEAN HOUSEHOLD WAGE OR SALARY INCOME IN 1999	
			Universe: Households with wage or salary income:	(2,593) \$54,192
			P60/P69. MEAN HOUSEHOLD SELF-EMPLOYMENT INCOME IN 1999	
			Universe: Households with self-employment income:	(415) \$23,623
			P61/P70. MEAN HOUSEHOLD INTEREST, DIVIDENDS & NET RENTAL INCOME IN 1999	
			Universe: Households with interest, dividend or rental income:	(1,106) \$5,703
			P62/P71. MEAN HOUSEHOLD SOCIAL SECURITY INCOME IN 1999	
			Universe: Households with Soc. Security income:	(664) \$10,736
			P63/P72. MEAN HOUSEHOLD SUPPLEMENTAL SECURITY INCOME IN 1999	
			Universe: Households with SSI income:	(124) \$8,906
			P64/P73. MEAN HOUSEHOLD PUBLIC ASSISTANCE INCOME IN 1999	
			Universe: Households with pub. assist. income:	(75) \$4,741
			P65/P74. MEAN HOUSEHOLD RETIREMENT INCOME IN 1999	
			Universe: Households with retirement income:	(421) \$15,805
			P66/P75. MEAN HOUSEHOLD INCOME OF OTHER TYPES IN 1999	
			Universe: Households with other types of income:	(653) \$5,071

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Census 2000, Summary File 3 Income Profile 2: INDIVIDUAL EARNINGS; INCOME OF NON-FAMILY HOUSEHOLDS; PER CAPITA INCOME Inc-2  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P84/P85/P86. EARNINGS IN 1999 FOR THE POPULATION 16 YEARS AND OVER WITH EARNINGS BY SEX			
Universe: Population 16 years and over with earnings			
	Total	Male	Female
Total:	4,695	2,383	2,312
\$1 to \$2,499 or loss	315	110	205
\$2,500 to \$4,999	133	79	54
\$5,000 to \$7,499	205	50	155
\$7,500 to \$9,999	169	103	66
\$10,000 to \$12,499	189	48	141
\$12,500 to \$14,999	109	53	56
\$15,000 to \$17,499	206	107	99
\$17,500 to \$19,999	196	59	137
\$20,000 to \$22,499	276	133	143
\$22,500 to \$24,999	148	42	106
\$25,000 to \$29,999	327	136	191
\$30,000 to \$34,999	547	280	267
\$35,000 to \$39,999	434	239	195
\$40,000 to \$44,999	324	216	108
\$45,000 to \$49,999	340	197	143
\$50,000 to \$54,999	126	92	34
\$55,000 to \$64,999	277	192	85
\$65,000 to \$74,999	162	133	29
\$75,000 to \$99,999	122	55	67
\$100,000 and more	90	59	31
Median	\$30,479	\$34,566	\$24,858
Mean	\$31,805	\$35,994	\$27,486

P82. PER CAPITA INCOME IN 1999	
Universe:	Total population
	\$20,917

P83. MEAN INCOME IN 1999 FOR THE POPULATION 15 YEARS AND OVER	
Universe:	Population 15 years and over
	\$26,879

PCT42/PCT43. MEDIAN AND MEAN NONFAMILY HOUSEHOLD INCOME IN 1999 BY SEX OF HOUSEHOLDER BY LIVING ALONE BY AGE OF HOUSEHOLDER						
Universe: Nonfamily households						
	-----Median-----			-----Mean-----		
	Both	Male householder	Female householder	Both	Male householder	Female householder
All nonfamily households:	\$30,456	\$34,630	\$23,594	\$34,605	\$40,383	\$28,500
Living alone total:		\$31,023	\$21,220		\$31,228	\$25,147
Householder 15 to 64 years		\$32,500	\$26,985		\$34,055	\$29,218
Householder 65 years and over		\$17,438	\$17,283		\$19,337	\$19,040
Not living alone total:		\$54,792	\$48,182		\$66,142	\$50,778
Householder 15 to 64 years		\$77,518	\$39,625		\$70,373	\$48,313
Householder 65 years and over		\$27,500	\$68,750		\$27,788	\$69,122

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 33

Census 2000, Summary File 3      Income Profile 3: FAMILY INCOME BY FAMILY TYPE, AGE OF HOUSEHOLDER, NO. OF WORKERS      Inc-3  
 Area Name: Snohomish city      Area Type: Place (Summary Level 160)  
 State: WA    Place: 65170    CMSA: 7602    PMSA: 7600

PCT36/P48. MEAN FAMILY INCOME IN 1999 BY NUMBER OF WORKERS IN FAMILY Universe: Families (2,042)			PCT37/PCT3. MEAN FAMILY INCOME IN 1999 BY FAMILY TYPE BY AGE OF HOUSEHOLDER Universe: Families			
	Families	Mean		Married-couple families	Male householder, no wife present	Other families Female householder, no husband present
No workers	192	\$26,753	Householder 15 to 24 years	\$36,764	\$69,000	\$21,667
1 worker	492	\$43,556	Householder 25 to 34 years	\$61,970	\$27,500	\$30,364
2 workers, husband and wife worked	818	\$74,410	Householder 35 to 44 years	\$80,207	\$54,320	\$51,947
2 workers, other	286	\$64,751	Householder 45 to 54 years	\$86,583	\$75,714	\$44,541
3 or more workers, husband and wife worked	174	\$102,232	Householder 55 to 59 years	\$118,369	\$46,929	\$25,000
3 or more workers, others	80	\$82,613	Householder 60 to 64 years	\$69,650	.	\$41,850
			Householder 65 to 74 years	\$51,271	.	\$41,313
			Householder 75 and over	\$36,102	\$40,871	\$2,378

PCT38. FAMILY INCOME IN 1999 BY FAMILY TYPE BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS Universe: Families						
	Married-couple families		Other family			
	With own children under 18 years	No own children under 18 years	Male householder, No wife present-- With own children under 18 years	No own children under 18 years		Female householder, No husband present-- With own children under 18 years
Total families:	795	675	115	55	259	143
Less than \$10,000	0	8	6	0	13	17
\$10,000 to \$14,999	9	15	15	0	10	0
\$15,000 to \$19,999	0	31	0	0	29	37
\$20,000 to \$24,999	14	46	9	0	29	9
\$25,000 to \$29,999	45	22	0	8	45	0
\$30,000 to \$34,999	28	35	17	0	26	0
\$35,000 to \$39,999	25	19	0	0	23	8
\$40,000 to \$44,999	33	51	0	13	12	0
\$45,000 to \$49,999	41	13	9	0	0	27
\$50,000 to \$59,999	138	29	0	0	0	9
\$60,000 to \$74,999	176	117	38	12	40	27
\$75,000 to \$99,999	162	117	21	7	24	0
\$100,000 to \$124,999	74	90	0	15	8	9
\$125,000 to \$149,999	13	72	0	0	0	0
\$150,000 to \$199,999	37	0	0	0	0	0
\$200,000 and more	0	10	0	0	0	0

PCT39/PCT40/PCT41. MEDIAN AND MEAN FAMILY INCOME IN 1999 BY PRESENCE OF OWN CHILDREN UNDER 18 YEARS Universe: Families												
	All family types			Married-couple families			Other families			Other families		
	Total	With own children under 18	No own children under 18	Total	With own children under 18	No own children under 18	Total	With own children under 18	No own children under 18	Total	With own children under 18	No own children under 18
Median	\$61,034	\$60,224	\$63,902	\$65,957	\$64,183	\$67,663	\$62,500	\$60,469	\$63,854	\$31,154	\$30,337	\$45,139
Mean	\$63,835	\$61,818	\$66,535	\$71,244	\$70,844	\$71,714	\$56,113	\$50,859	\$67,098	\$40,007	\$38,978	\$41,871

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Census 2000, Summary File 3 Income Profile 4: HOUSEHOLD INCOME BY AGE & RACE OF HOUSEHOLDER: WHITE & BLACK/AF AMER Inc-4  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT72A. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (WHITE ALONE HOUSEHOLDER)  
 Universe: Households with a householder who is White alone

	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	3,057	200	558	785	659	313	219	323
Less than \$10,000	204	9	0	31	37	26	22	79
\$10,000 to \$14,999	135	22	33	19	9	17	0	35
\$15,000 to \$19,999	201	20	30	18	32	23	23	55
\$20,000 to \$24,999	176	24	41	18	27	8	36	22
\$25,000 to \$29,999	211	0	53	59	10	29	15	45
\$30,000 to \$34,999	201	31	36	58	10	22	23	21
\$35,000 to \$39,999	232	36	39	73	17	19	20	28
\$40,000 to \$44,999	106	0	9	27	25	10	20	15
\$45,000 to \$49,999	190	8	70	26	57	16	5	8
\$50,000 to \$59,999	208	18	45	85	39	9	12	0
\$60,000 to \$74,999	440	0	132	98	120	54	29	7
\$75,000 to \$99,999	403	0	37	150	178	38	0	0
\$100,000 to \$124,999	201	32	26	79	37	12	7	8
\$125,000 to \$149,999	82	0	7	31	37	0	7	0
\$150,000 to \$199,999	57	0	0	13	24	20	0	0
\$200,000 and more	10	0	0	0	0	10	0	0

PCT72B. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (BLACK OR AFRICAN AMERICAN ALONE HOUSEHOLDER)  
 Universe: Households with a householder who is Black or African American alone

	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	11	0	0	4	0	7	0	0
Less than \$10,000	7	0	0	0	0	7	0	0
\$10,000 to \$14,999	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	0	0	0	0	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	4	0	0	4	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

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Census 2000, Summary File 3 Income Profile 5: HOUSEHOLD INCOME BY AGE & RACE OF HOUSEHOLDER: NATIVE AMERICAN & ASIAN Inc-5  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT72C. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (AMERICAN INDIAN AND ALASKA NATIVE HOUSEHOLDER)								
Universe: Households with a householder who is American Indian or Alaska Native alone								
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	29	0	9	13	0	7	0	0
Less than \$10,000	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	7	0	0	0	0	7	0	0
\$40,000 to \$44,999	0	0	0	0	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	5	0	0	5	0	0	0	0
\$60,000 to \$74,999	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	9	0	9	0	0	0	0	0
\$100,000 to \$124,999	8	0	8	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

PCT72D. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (ASIAN ALONE HOUSEHOLDER)								
Universe: Households with a householder who is Asian alone								
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	28	0	9	5	14	0	0	0
Less than \$10,000	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	5	0	0	5	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	9	0	9	0	0	0	0	0
\$60,000 to \$74,999	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	5	0	0	0	5	0	0	0
\$100,000 to \$124,999	9	0	0	0	9	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 36

Census 2000, Summary File 3 Income Profile 6: HOUSEHOLD INCOME BY AGE & RACE OF HOUSEHOLDER: HAWAIIAN/PAC IS & OTHER Inc-6  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT72E. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER)								
Universe: Households with a householder who is Native Hawaiian or Other Pacific Islander alone								
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	0	0	0	0	0	0	0	0
Less than \$10,000	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	0	0	0	0	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	0	0	0	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

PCT72F. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (SOME OTHER RACE ALONE HOUSEHOLDER)								
Universe: Households with a householder who is Some Other Race alone								
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	35	22	4	0	9	0	0	0
Less than \$10,000	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	9	0	0	0	9	0	0	0
\$25,000 to \$29,999	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	11	11	0	0	0	0	0	0
\$35,000 to \$39,999	4	0	4	0	0	0	0	0
\$40,000 to \$44,999	11	11	0	0	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	0	0	0	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

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Census 2000, Summary File 3 Income Profile 7: HOUSEHOLD INCOME BY AGE & RACE OF HOUSEHOLDER: 2 OR MORE RACE & HISPANIC Inc-7  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT72G. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (TWO OR MORE RACES HOUSEHOLDER)								
Universe: Households with a householder who is Two or more races								
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	77	0	32	15	15	7	0	8
Less than \$10,000	6	0	0	6	0	0	0	0
\$10,000 to \$14,999	5	0	0	0	5	0	0	0
\$15,000 to \$19,999	15	0	0	0	0	7	0	8
\$20,000 to \$24,999	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	5	0	0	0	5	0	0	0
\$35,000 to \$39,999	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	10	0	10	0	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	8	0	8	0	0	0	0	0
\$75,000 to \$99,999	12	0	7	0	5	0	0	0
\$100,000 to \$124,999	16	0	7	9	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

PCT72H. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (HISPANIC OR LATINO HOUSEHOLDER)								
Universe: Households with a householder who is Hispanic or Latino								
	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	112	22	33	38	19	0	0	0
Less than \$10,000	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	24	0	15	9	0	0	0	0
\$15,000 to \$19,999	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	9	0	0	0	9	0	0	0
\$25,000 to \$29,999	29	0	0	29	0	0	0	0
\$30,000 to \$34,999	11	11	0	0	0	0	0	0
\$35,000 to \$39,999	4	0	4	0	0	0	0	0
\$40,000 to \$44,999	11	11	0	0	0	0	0	0
\$45,000 to \$49,999	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	10	0	0	0	10	0	0	0
\$60,000 to \$74,999	14	0	14	0	0	0	0	0
\$75,000 to \$99,999	0	0	0	0	0	0	0	0
\$100,000 to \$124,999	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0	0	0	0
\$200,000 and more	0	0	0	0	0	0	0	0

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Census 2000, Summary File 3 Income Profile 8: HOUSEHOLD INCOME BY AGE & RACE OF HOUSEHOLDER: WHITE ALONE, NOT HISPANIC Inc-8  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT72I. HOUSEHOLD INCOME IN 1999 BY AGE OF HOUSEHOLDER (WHITE ALONE, NOT HISPANIC OR LATINO HOUSEHOLDER)  
 Universe: Households with a householder who is White alone, not Hispanic or Latino

	All Ages	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 & over
Total:	2,980	200	529	747	649	313	219	323
Less than \$10,000	204	9	0	31	37	26	22	79
\$10,000 to \$14,999	111	22	18	10	9	17	0	35
\$15,000 to \$19,999	201	20	30	18	32	23	23	55
\$20,000 to \$24,999	176	24	41	18	27	8	36	22
\$25,000 to \$29,999	182	0	53	30	10	29	15	45
\$30,000 to \$34,999	201	31	36	58	10	22	23	21
\$35,000 to \$39,999	232	36	39	73	17	19	20	28
\$40,000 to \$44,999	106	0	9	27	25	10	20	15
\$45,000 to \$49,999	190	8	70	26	57	16	5	8
\$50,000 to \$59,999	198	18	45	85	29	9	12	0
\$60,000 to \$74,999	426	0	118	98	120	54	29	7
\$75,000 to \$99,999	403	0	37	150	178	38	0	0
\$100,000 to \$124,999	201	32	26	79	37	12	7	8
\$125,000 to \$149,999	82	0	7	31	37	0	7	0
\$150,000 to \$199,999	57	0	0	13	24	20	0	0
\$200,000 and more	10	0	0	0	0	10	0	0

Prepared by Washington State Office of Financial Management, ([www.ofm.wa.gov](http://www.ofm.wa.gov)) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S. Census Bureau, 2002 ([www.census.gov](http://www.census.gov)) September 17, 2002, Page 39

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Employment Profile 1: EMPLOYMENT STATUS BY RACE AND HISPANIC/LATINO BY SEX

Jobs-1  
 Area Type: Place (Summary Level 160)

P43/P150A-I. EMPLOYMENT STATUS BY RACE (*) AND HISPANIC/LATINO ORIGIN (**) BY SEX							
Universe: Population 16 years and over							
		In Labor Force					
			Civilian Labor Force				
	Population 16 and Over	In Armed Forces	Total	Employed	Unemployed	Unemp. Rate	Not in Labor Force
Total pop. 16 and over:	6,444	0	4,355	4,137	218	5.0	2,089
Male	3,048	0	2,254	2,118	136	6.0	794
Female	3,396	0	2,101	2,019	82	3.9	1,295
.....							
White alone:	6,047	0	4,085	3,900	185	4.5	1,962
Male	2,858	0	2,122	2,010	112	5.3	736
Female	3,189	0	1,963	1,890	73	3.7	1,226
Black/African Amer alone:	16	0	5	5	0	0.0	11
Male	9	0	5	5	0	0.0	4
Female	7	0	0	0	0	.	7
Amer Ind/Nat Alaskan alone:	54	0	38	34	4	10.5	16
Male	21	0	18	14	4	22.2	3
Female	33	0	20	20	0	0.0	13
Asian alone:	89	0	56	42	14	25.0	33
Male	54	0	32	18	14	43.8	22
Female	35	0	24	24	0	0.0	11
Hawaiian/Oth Pac Isl alone:	0	0	0	0	0	.	0
Male	0	0	0	0	0	0.0	0
Female	0	0	0	0	0	.	0
Some Other Race alone:	74	0	51	42	9	17.6	23
Male	37	0	22	22	0	0.0	15
Female	37	0	29	20	9	31.0	8
Two or More Races:	164	0	120	114	6	5.0	44
Male	69	0	55	49	6	10.9	14
Female	95	0	65	65	0	0.0	30
.....							
Hispanic/Latino (any race):	241	0	158	149	9	5.7	83
Male	161	0	106	106	0	0.0	55
Female	80	0	52	43	9	17.3	28
White alone, Not Latino:	5,891	0	3,978	3,793	185	4.7	1,913
Male	2,745	0	2,038	1,926	112	5.5	707
Female	3,146	0	1,940	1,867	73	3.8	1,206

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino origin is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 40

Census 2000, Summary File 3      Employment Profile 2: DETAILED OCCUPATION & INDUSTRY [PART 1 OF 2 - MALES]      Jobs-2  
 Area Name: Snohomish city      Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P50. OCCUPATION [PART 1 OF 2 - MALES]		P49. INDUSTRY [PART 1 OF 2 - MALES]	
Universe: Employed civilians 16 years and over		Universe: Employed civilians 16 years and over	
	Males		Males
Total employed civilian males 16 years and over:	2,118	Total employed civilian males 16 years and over:	2,118
Management, professional and related occupations:	605	Agriculture, forestry, fishing, hunting and mining:	77
Management, business, financial operations occupations:	252	Agriculture, forestry, fishing, and hunting	62
Management (except farmers and farm managers)	208	Mining	15
Farmers and farm managers	0	Construction	465
Business and financial operations occupations:	44	Manufacturing	362
Business operations specialists	44	Wholesale Trade	60
Financial specialists	0	Retail Trade	169
Professional and related occupations:	353	Transportation, warehousing and utilities:	90
Computer and mathematical occupations	45	Transportation and warehousing	62
Architecture and engineering occupations:	75	Utilities	28
Architects, surveyors, cartographers, and engineers	59	Information	76
Drafters, engineering and mapping technicians	16	Finance, insurance, real estate and rental and leasing:	76
Life, physical and social science occupations	8	Finance and Insurance	23
Community and social services occupations	35	Real Estate and rental and leasing	53
Legal occupations	20	Professional, scientific, management, administrative and waste management services:	225
Education, training and library occupations	68	Professional, scientific and technical service	86
Arts, design, entertainment, sports, and media occupations	32	Management of companies and enterprises	0
Healthcare practitioners and technical occupations:	70	Administrative, support, waste management service	139
Health diagnosing, treating practitioners and technical occupations	52	Educational, health and social services:	184
Health technologists and technicians	18	Educational services	64
Service occupations:	288	Health care and social assistance	120
Healthcare support occupations	0	Arts, entertainment, recreation, accommodation and food services:	96
Protective service occupations:	91	Arts, entertainment and recreation	21
Fire fighting, prevention, and law enforcement workers, including supervisors	71	Accommodation and food services	75
Other protective services including supervisors	20	Other services (except public administration)	107
Food Preparation and serving related occupations	60	Public administration	131
Building and grounds cleaning and maintenance occupations	110		
Personal care and service occupations	27		
Sales and office occupations:	263		
Sales and related occupations	180		
Office and administrative support occupations	83		
Farming, fishing and forestry occupations	53		
Construction, extraction and maintenance occupations:	511		
Construction and extraction occupations:	357		
Supervisors, construction and extraction workers	27		
Construction trade workers	330		
Extraction workers	0		
Installation, maintenance and repair occupations	154		
Production, transportation and material moving occupations:	398		
Production occupations	222		

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov)      September 17, 2002, Page 41

Census 2000, Summary File 3  
Area Name: Snohomish city  
State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Employment Profile 3: DETAILED OCCUPATION & INDUSTRY [PART 2 OF 2 - FEMALES]

Jobs-3  
Area Type: Place (Summary Level 160)

P50. OCCUPATION [PART 2 OF 2 - FEMALES]		Transportation and material moving occupations:	
Universe: Employed civilians 16 years and over		Supervisors, transportation and material moving workers	31
Total employed civilian females 16 years and over:	Females 2,019	Aircraft and traffic control occupations	0
Management, professional and related occupations:	842	Motor vehicle operators	19
Management, business, financial operations occupations:	232	Rail, water and other transportation occupations	0
Management (except farmers and farm managers)	168	Material moving workers	12
Farmers and farm managers	0	-----	
Business and financial operations occupations:	64	P49. INDUSTRY [PART 2 OF 2 - FEMALES]	
Business operations specialists	40	Universe: Employed civilians 16 years and over	
Financial specialists	24	Total employed civilian females 16 years and over:	Females 2,019
Professional and related occupations:	610	Agriculture, forestry, fishing, hunting and mining:	0
Computer and mathematical occupations	52	Agriculture, forestry, fishing, and hunting	0
Architecture and engineering occupations:	46	Mining	0
Architects, surveyors, cartographers, and engineers	36	Construction	32
Drafters, engineering and mapping technicians	10	Manufacturing	160
Life, physical and social science occupations	0	Wholesale Trade	20
Community and social services occupations	62	Retail Trade	312
Legal occupations	46	Transportation, warehousing and utilities:	37
Education, training and library occupations	269	Transportation and warehousing	23
Arts, design, entertainment, sports, and media occupations	8	Utilities	14
Healthcare practitioners and technical occupations:	127	Information	108
Health diagnosing, treating practitioners and technical occupations	106	Finance, insurance, real estate and rental and leasing:	175
Health technologists and technicians	21	Finance and Insurance	158
Service occupations:	337	Real Estate and rental and leasing	17
Healthcare support occupations	70	Professional, scientific, management, administrative and waste management services:	112
Protective service occupations:	36	Professional, scientific and technical service	68
Fire fighting, prevention, and law enforcement workers, including supervisors	11	Management of companies and enterprises	0
Other protective services including supervisors	25	Administrative, support, waste management service	44
Food Preparation and serving related occupations	135	Educational, health and social services:	680
Building and grounds cleaning and maintenance occupations	28	Educational services	297
Personal care and service occupations	68	Health care and social assistance	383
Sales and office occupations:	680	Arts, entertainment, recreation, accommodation and food services:	211
Sales and related occupations	251	Arts, entertainment and recreation	35
Office and administrative support occupations	429	Accommodation and food services	176
Farming, fishing and forestry occupations	0	Other services (except public administration)	81
Construction, extraction and maintenance occupations:	0	Public administration	91
Construction and extraction occupations:	0		
Supervisors, construction and extraction workers	0		
Construction trade workers	0		
Extraction workers	0		
Installation, maintenance and repair occupations	0		
Production, transportation and material moving occupations:	160		
Production occupations	129		

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Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 42

Census 2000, Summary File 3 Language Profile 1: PLACE OF BIRTH, YR OF ENTRY, CITIZENSHIP; HOME LANGUAGE, ENGLISH ABILITY Lang-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P23/PCT20. PLACE OF BIRTH BY YEAR OF ENTRY BY CITIZENSHIP STATUS										
Universe: Foreign-born population (394)										
	Total	Year of Entry 1990 to March 2000			---Year of Entry 1980 to 1989---			----Year of Entry before 1980----		
		Naturalized citizen	-Not a citizen- Number	Pct.*	Naturalized citizen	-Not a citizen- Number	Pct.*	Naturalized citizen	--Not a citizen-- Number	Pct.*
Total foreign-born pop.:	394	20	148	88.1	63	30	32.3	90	43	32.3
Europe	46	0	0	.	0	0	.	27	19	41.3
Asia	89	9	0	.	49	8	14.0	23	0	.
Africa	0	0	0	.	0	0	.	0	0	.
Oceania	0	0	0	.	0	0	.	0	0	.
Americas:	259	11	148	93.1	14	22	61.1	40	24	37.5
Latin America:	183	11	141	92.8	14	8	36.4	9	0	.
Caribbean	9	0	0	.	0	0	.	9	0	.
Central America:	174	11	141	92.8	14	8	36.4	0	0	.
Mexico	174	11	141	92.8	14	8	36.4	0	0	.
Other Central America	0	0	0	.	0	0	.	0	0	.
South America	0	0	0	.	0	0	.	0	0	.
Northern America	76	0	7	100.0	0	14	100.0	31	24	43.6
Born at sea	0	0	0	.	0	0	.	0	0	.

\*Percent of people born in a given area entering the US to become residents during the specified time period who are not US citizens

PCT12. LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH AND NATIVITY				PCT20 [SUMMARY]. PLACE OF BIRTH BY CITIZENSHIP STATUS			
Universe: Population 5 years and over				Universe: Foreign-born population			
	Total	Native	Foreign born		Naturalized citizen	-Not a citizen-	
Total population 5 and over:	7,764	7,370	394	Total foreign-born pop.:	173	221	
Speak only English	7,360	7,246	114	Europe	27	19	
Speak Spanish:	252	85	167	Asia	81	8	
Speak English "very well"	81	45	36	Africa	0	0	
Speak English "well"	42	21	21	Oceania	0	0	
Speak English "not well"	59	19	40	Americas:	65	194	
Speak English "not at all"	70	0	70	Latin America:	34	149	
Speak other Indo-European langs.:	49	20	29	Caribbean	9	0	
Speak English "very well"	49	20	29	Central America:	25	149	
Speak English "well"	0	0	0	Mexico	25	149	
Speak English "not well"	0	0	0	Other Central America	0	0	
Speak English "not at all"	0	0	0	South America	0	0	
Speak Asian or Pac. Island langs.:	84	0	84	Northern America	31	45	
Speak English "very well"	56	0	56	Born at sea	0	0	
Speak English "well"	19	0	19				
Speak English "not well"	9	0	9				
Speak English "not at all"	0	0	0				
Speak other languages:	19	19	0				
Speak English "very well"	13	13	0				
Speak English "well"	6	6	0				
Speak English "not well"	0	0	0				
Speak English "not at all"	0	0	0				

PCT11. LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH		
Universe: Hispanic or Latino population 5 years and over		
		Pct.
Total Hisp/Latino pop. 5 and over:	345	100.0
Speak only English	147	42.6
Speak Spanish:	198	57.4
Speak English "very well"	47	13.6
Speak English "well"	30	8.7
Speak English "not well"	51	14.8
Speak English "not at all"	70	20.3
Speak other language	0	0.0

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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 43

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Language Profile 2: LANGUAGE SPOKEN AT HOME BY AGE; LINGUISTIC ISOLATION

Lang-2  
 Area Type: Place (Summary Level 160)

PCT10. LANGUAGE SPOKEN AT HOME BY AGE				PCT13. LANGUAGE SPOKEN AT HOME IN LINGUISTICALLY ISOLATED HOUSEHOLDS BY AGE		P20. HOUSEHOLD LANGUAGE BY LINGUISTIC ISOLATION			
Universe: Population 5 years and over				Universe: Population 5 years and over in linguistically isolated households		Universe: Households			
Total	Age			Total in universe:		Total households:			
	5 to 17	18+							
Total population 5 & over:	7,764	1,566	6,198	127		Total households:	3,237		
Speak only English	7,360	1,529	5,831	9	5 to 17 years:	English	3,031		
Spanish or Spanish Creole	252	34	218	0	Speak only English	Spanish:	121		
French*	14	0	14	9	Speak Spanish	Linguistically isolated	38		
French Creole	0	0	0	0	Spk other Indo-European lang.	Not ling. isolated	83		
Italian	0	0	0	0	Spk Asian & Pac. Island lang.	Other Indo-European langs.	42		
Portuguese or Port. Creole	7	0	7	0	Speak other languages	Linguistically isolated	0		
German	21	0	21	0	18 to 64 years:	Not ling. isolated	42		
Yiddish	0	0	0	112	Speak Spanish	Asian/Pac. Island langs.:	23		
Other West Germanic langs.	0	0	0	112	Spk other Indo-European lang.	Linguistically isolated	0		
Scandinavian languages	0	0	0	0	Spk Asian & Pac. Island lang.	Not ling. isolated	23		
Greek	0	0	0	0	Speak other languages	Other languages:	20		
Russian	0	0	0	6	65 years and over:	Linguistically isolated	6		
Polish	0	0	0	0	Speak Spanish	Not ling. isolated	14		
Serbo-Croatian	0	0	0	0	Spk other Indo-European lang.				
Other Slavic languages	7	0	7	0	Spk Asian & Pac. Island lang.				
Armenian	0	0	0	0	Speak other languages				
Persian	0	0	0	0					
Gujarathi	0	0	0	0					
Hindi	0	0	0	0					
Urdu	0	0	0	0					
Other Indic languages	0	0	0	0					
Other Indo-European langs.	0	0	0	0					
Chinese	0	0	0	0					
Japanese	0	0	0	0					
Korean	0	0	0	0					
Mon-Khmer, Cambodian	0	0	0	0					
Miao, Hmong	0	0	0	0					
Thai	0	0	0	0					
Laotian	19	3	16	0					
Vietnamese	0	0	0	0					
Other Asian languages	0	0	0	0					
Tagalog	51	0	51	0					
Other Pac. Island languages	14	0	14	0					
Navajo	0	0	0	0					
Other Native No. Amer. langs.	0	0	0	0					
Hungarian	0	0	0	0					
Arabic	0	0	0	0					
Hebrew	13	0	13	0					
African languages	0	0	0	0					
Other and unspecified langs.	6	0	6	0					

PCT14. LANGUAGE DENSITY BY LINGUISTIC ISOLATION BY AGE				
Universe: Population 5 years and over in households (7,348)				
	Age			
	5 to 17	18 to 44	45 to 64	65+
In all households:	1,566	3,420	1,546	816
In households where all members speak English only	1,480	3,058	1,487	780
In households where some members speak a non-English language:				
Not linguistically isolated	52	161	33	15
Linguistically isolated	52	161	33	15
In households where all members speak a non-English language:				
Not linguistically isolated	0	0	0	0
Linguistically isolated	34	201	26	21
	25	89	26	15
	9	112	0	6

\* Includes Patois and Cajun  
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 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 44

Census 2000, Summary File 3 Language Profile 3: LANGUAGE SPOKEN AT HOME BY AGE BY RACE AND HISPANIC/LATINO Lang-3  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P19/PCT62A-I. AGE BY LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH BY RACE\* AND HISPANIC/LATINO\*\*  
 Universe: Population 5 years and over

	Race*							Hispanic/Latino**		
	All Races	White Alone	Black or African American Alone	American Indian & Alaska Native Alone	Asian Alone	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino (All Races)	White Alone, Not Hispanic or Latino
Total population 5 and over:	7,764	7,264	28	59	96	0	84	233	345	7,041
Speak only English	7,360	7,014	28	51	12	0	35	220	147	6,940
Speak other languages:	404	250	0	8	84	0	49	13	198	101
Speak English "very well"	199	108	0	0	56	0	22	13	47	83
Speak English "well"	67	37	0	0	19	0	11	0	30	18
Speak English "not well"	68	39	0	8	9	0	12	0	51	0
Speak English "not at all"	70	66	0	0	0	0	4	0	70	0
5 to 17 years:	1,566	1,454	12	11	10	0	10	69	112	1,379
Speak only English	1,529	1,420	12	11	7	0	10	69	78	1,379
Speak other languages:	37	34	0	0	3	0	0	0	34	0
Speak English "very well"	28	25	0	0	3	0	0	0	25	0
Speak English "well"	9	9	0	0	0	0	0	0	9	0
Speak English "not well"	0	0	0	0	0	0	0	0	0	0
Speak English "not at all"	0	0	0	0	0	0	0	0	0	0
18 to 64 years:	5,142	4,762	16	48	86	0	74	156	233	4,614
Speak only English	4,804	4,575	16	40	5	0	25	143	69	4,542
Speak other languages:	338	187	0	8	81	0	49	13	164	72
Speak English "very well"	148	60	0	0	53	0	22	13	22	60
Speak English "well"	52	22	0	0	19	0	11	0	21	12
Speak English "not well"	68	39	0	8	9	0	12	0	51	0
Speak English "not at all"	70	66	0	0	0	0	4	0	70	0
65 years & over:	1,056	1,048	0	0	0	0	0	8	0	1,048
Speak only English	1,027	1,019	0	0	0	0	0	8	0	1,019
Speak other languages:	29	29	0	0	0	0	0	0	0	29
Speak English "very well"	23	23	0	0	0	0	0	0	0	23
Speak English "well"	6	6	0	0	0	0	0	0	0	6
Speak English "not well"	0	0	0	0	0	0	0	0	0	0
Speak English "not at all"	0	0	0	0	0	0	0	0	0	0

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic origin is NOT considered a Race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

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 Source: Census 2000 Summary File 3/prepared by the U.S. Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 45

Census 2000, Summary File 3 Migration Profile 1: RESIDENCE IN 1995, PLACE OF BIRTH, YEAR OF ENTRY, CITIZENSHIP Migr-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P24. RESIDENCE IN 1995 FOR THE POPULATION 5 YEARS AND OVER - STATE AND COUNTY LEVEL			P21. PLACE OF BIRTH BY CITIZENSHIP STATUS		
Universe: Population 5 years and over			Universe: Total Population		
		Pct.			Pct.
Total 5 years and over:	7,764	100.0	Total population:	8,454	100.0
Same house in 1995	2,969	38.2	Native:	8,060	95.3
Different house in 1995:	4,795	61.8	Born in state of residence	4,747	56.2
In United States in 1995:	4,699	60.5	Born in other state in the United States:	3,220	38.1
Same county	3,119	40.2	Northeast	359	4.2
Different county:	1,580	20.4	Midwest	802	9.5
Same state	878	11.3	South	394	4.7
Different state:	702	9.0	West	1,665	19.7
Northeast	75	1.0	Born outside the United States:	93	1.1
Midwest	46	0.6	Puerto Rico	0	0.0
South	181	2.3	U.S. Island Areas	9	0.1
West	400	5.2	Born abroad of American parent(s)	84	1.0
In Puerto Rico in 1995:	0	0.0	Foreign born:	394	4.7
Same municipio	0	0.0	Naturalized citizen	173	2.0
Different municipio	0	0.0	Not a citizen	221	2.6
Elsewhere in 1995:	96	1.2			
U.S. Island Areas	4	0.1			
Foreign country or at sea	92	1.2			
P25. RESIDENCE IN 1995 FOR THE POPULATION 5 YEARS AND OVER - MSA/PMSA LEVEL			P22. YEAR OF ENTRY FOR THE FOREIGN-BORN POPULATION		
Universe: Population 5 Years and Over			Universe: Foreign-born population		
		Pct.			Pct.
Total 5 years and over:	7,764	100.0	Total foreign-born population:	394	100.0
Living in an MSA/PMSA in 2000:	7,764	100.0	1995 to March 2000	77	19.5
Same house in 1995	2,969	38.2	1990 to 1994	91	23.1
Different house in 1995:	4,795	61.8	1985 to 1989	36	9.1
In United States in 1995:	4,699	60.5	1980 to 1984	57	14.5
Same MSA/PMSA in 1995:	3,779	48.7	1975 to 1979	23	5.8
Central city	669	8.6	1970 to 1974	0	0.0
Remainder of this MSA/PMSA	3,110	40.1	1965 to 1969	18	4.6
Different MSA/PMSA in 1995:	739	9.5	Before 1965	92	23.4
Central city	298	3.8			
Remainder of different MSA/PMSA	441	5.7			
Not in an MSA/PMSA in 1995	181	2.3			
Puerto Rico or elsewhere in 1995	96	1.2			
Not living in an MSA/PMSA in 2000:	0	0.0			
Same house in 1995	0	0.0			
Different house in 1995:	0	0.0			
In United States in 1995:	0	0.0			
In an MSA/PMSA in 1995:	0	0.0			
Central city	0	0.0			
Remainder of MSA/PMSA	0	0.0			
Not in an MSA/PMSA in 1995	0	0.0			
Puerto Rico or elsewhere in 1995	0	0.0			
P23. YEAR OF ENTRY BY CITIZENSHIP STATUS FOR THE FOREIGN-BORN POPULATION			Universe: Foreign-born population		
		Pct.			Pct.
Total foreign-born population:	394	100.0	Total foreign-born population:	394	100.0
Year of entry 1990 to March 2000:	168	42.6	Year of entry 1990 to March 2000:	168	42.6
Naturalized citizen	20	5.1	Naturalized citizen	20	5.1
Not a citizen	148	37.6	Not a citizen	148	37.6
Year of entry 1980 to 1989:	93	23.6	Year of entry 1980 to 1989:	93	23.6
Naturalized citizen	63	16.0	Naturalized citizen	63	16.0
Not a citizen	30	7.6	Not a citizen	30	7.6
Year of entry before 1980:	133	33.8	Year of entry before 1980:	133	33.8
Naturalized citizen	90	22.8	Naturalized citizen	90	22.8
Not a citizen	43	10.9	Not a citizen	43	10.9

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 Source: Census 2000 Summary File 3/prepared by the U.S. Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 46

Census 2000, Summary File 3 Migration Profile 2: PLACE OF BIRTH BY CITIZENSHIP STATUS BY RACE AND HISPANIC/LATINO Migr-2  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P21/PCT63A-I. PLACE OF BIRTH BY CITIZENSHIP STATUS BY RACE (1) AND HISPANIC OR LATINO (2)  
 Universe: Total Population

	Race (1)				
	All Races	White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone
Total population:	8,454	7,875	28	59	100
Native:	8,060	7,616	28	59	11
Born in state of residence	4,747	4,525	0	47	7
Born in other state in the United States:	3,220	3,020	23	12	4
Northeast	359	350	0	9	0
Midwest	802	793	4	0	0
South	394	372	0	0	0
West	1,665	1,505	19	3	4
Born outside the United States:	93	71	5	0	0
Puerto Rico	0	0	0	0	0
U.S. Island Areas	9	9	0	0	0
Born abroad of American parent(s)	84	62	5	0	0
Foreign born:	394	259	0	0	89
Naturalized citizen	173	88	0	0	81
Not a citizen	221	171	0	0	8

	Race (1)			Hispanic (2)	
	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic Or Latino
Total population:	0	112	280	385	7,640
Native:	0	74	272	218	7,510
Born in state of residence	0	54	114	90	4,494
Born in other state in the United States:	0	20	141	117	2,956
Northeast	0	0	0	0	350
Midwest	0	0	5	0	793
South	0	9	13	9	372
West	0	11	123	108	1,441
Born outside the United States:	0	0	17	11	60
Puerto Rico	0	0	0	0	0
U.S. Island Areas	0	0	0	0	9
Born abroad of American parent(s)	0	0	17	11	51
Foreign born:	0	38	8	167	130
Naturalized citizen	0	4	0	25	67
Not a citizen	0	34	8	142	63

(1) For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 (2) Hispanic or Latino origin is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Migration Profile 3: RESIDENCE IN 1995 BY RACE AND HISPANIC OR LATINO

Migr-3  
 Area Type: Place (Summary Level 160)

P24/PCT64A-I. RESIDENCE IN 1995 BY RACE (1) AND HISPANIC OR LATINO (2) - STATE AND COUNTY LEVEL					
Universe: Population 5 years and over					
	All Races	White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone
Total population 5 years and over:	7,764	7,264	28	59	96
Same house in 1995	2,969	2,854	5	12	64
Different house in 1995:	4,795	4,410	23	47	32
In United States in 1995:	4,699	4,322	19	47	32
Same county	3,119	2,908	0	26	11
Different county:	1,580	1,414	19	21	21
Same state	878	798	0	21	21
Different state:	702	616	19	0	0
Northeast	75	75	0	0	0
Midwest	46	37	0	0	0
South	181	170	0	0	0
West	400	334	19	0	0
In Puerto Rico in 1995:	0	0	0	0	0
Same municipio	0	0	0	0	0
Different municipio	0	0	0	0	0
Elsewhere in 1995:	96	88	4	0	0
U.S. Island Areas	4	0	4	0	0
Foreign country or at sea	92	88	0	0	0

	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic Or Latino
Total population 5 years and over:	0	84	233	345	7,041
Same house in 1995	0	0	34	15	2,844
Different house in 1995:	0	84	199	330	4,197
In United States in 1995:	0	80	199	260	4,175
Same county	0	62	112	146	2,824
Different county:	0	18	87	114	1,351
Same state	0	7	31	15	790
Different state:	0	11	56	99	561
Northeast	0	0	0	0	75
Midwest	0	0	9	0	37
South	0	11	0	11	170
West	0	0	47	88	279
In Puerto Rico in 1995:	0	0	0	0	0
Same municipio	0	0	0	0	0
Different municipio	0	0	0	0	0
Elsewhere in 1995:	0	4	0	70	22
U.S. Island Areas	0	0	0	0	0
Foreign country or at sea	0	4	0	70	22

(1) For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 (2) Hispanic or Latino origin is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Poverty Profile 1: PERSONS AND HOUSEHOLDS BY HOUSEHOLD TYPE AND HOUSEHOLDER AGE Pov-1  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

P89. POVERTY STATUS IN 1999 BY AGE BY HOUSEHOLD TYPE  
 Universe: Population for whom poverty status is determined (\*)  
 P91/PCT54. INCOME DEFICIT IN 1999 FOR FAMILIES BY FAMILY TYPE AND UNRELATED INDIVIDUALS  
 Two universes: Families and unrelated individuals with income in 1999 below the poverty level

	Total	--All Ages--		---Population with Income in 1999 below Poverty Level---			Mean Income Deficit	Population with Income in 1999 at or above Poverty Level-			
		Number	Pct.	Under 65	65 to 74	75 & Over		All Ages	Under 65	65 to 74	75 & Over
Total in Poverty Universe*:	8,101	586	7.2	500	14	72	\$2,935	7,515	6,772	361	382
In Married-Couple Families	4,977	78	1.6	61	0	17	\$1,522	4,899	4,482	251	166
In Other Families:	1,588	231	14.5	214	8	9	\$1,888	1,357	1,329	8	20
Male Householder, No Wife	549	74	13.5	74	0	0	\$1,741	475	468	0	7
Female Householder, No Husband	1,039	157	15.1	140	8	9	\$1,957	882	861	8	13
Unrelated Individuals	1,536	277	18.0	225	6	46	\$4,205	1,259	961	102	196

P92. POVERTY STATUS IN 1999 OF HOUSEHOLDS BY HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER  
 Universe: Households (\*\*)

	Total	---All Ages---		Households with Income in 1999 below Poverty Level-----				Households with Income in 1999 at or above Poverty Level-----				
		Number	Pct.	Under 25	25 to 44	45 to 64	65 & Over	All Ages	Under 25	25 to 44	45 to 64	65 & Over
Total Households:	3,237	259	8.0	43	59	86	71	2,978	179	1,375	945	479
Family Households:	2,042	83	4.1	0	34	24	25	1,959	117	1,005	626	211
Marr-Cpl Family Households	1,470	17	1.2	0	0	9	8	1,453	64	739	454	196
Other Fam Hholds (No Spouse):	572	66	11.5	0	34	15	17	506	53	266	172	15
Male Householder, No Wife	170	21	12.4	0	21	0	0	149	11	50	81	7
Female Hholder, No Husband	402	45	11.2	0	13	15	17	357	42	216	91	8
Nonfamily Households:	1,195	176	14.7	43	25	62	46	1,019	62	370	319	268
Male Householder	614	87	14.2	18	25	24	20	527	53	266	125	83
Female Householder	581	89	15.3	25	0	38	26	492	9	104	194	185

P93. RATIO OF INCOME IN 1999 TO POVERTY LEVEL BY HOUSEHOLD TYPE  
 Universe: Households (\*\*)

	Total	Under 1.50	1.50 & Over
Total Households:	3,237	477	2,760
Family Households:	2,042	187	1,855
Marr-Couple Family Households:	1,470	65	1,405
Other Family Households:	572	122	450
Male Householder, No Wife	170	21	149
Female Householder, No Husband	402	101	301
Nonfamily Households:	1,195	290	905
Male Householder	614	110	504
Female Householder	581	180	401

P88. RATIO OF 1999 INCOME TO POVERTY LEVEL  
 Universe: Population for whom poverty status is determined (\*)

	Persons	Cumulative Percent	Persons	Cumulative Percent
Total:	8,101	100.0		
Under 0.50	183	2.3	1.50 - 1.74	282
0.50 - 0.74	263	5.5	1.75 - 1.84	39
0.75 - 0.99	140	7.2	1.85 - 1.99	239
1.00 - 1.24	107	8.6	2.00 & Over	6,507
1.25 - 1.49	341	12.8		100.0

\* Poverty universe includes all people EXCEPT (1) those in institutions, military group quarters, and college dormitories and (2) unrelated individuals under 15 years old (children who are not related family members).

\*\* Poverty status is NOT determined for households. The counts in this table actually reflect the poverty status of the householder.

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 49

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Poverty Profile 2: FAMILIES BY FAMILY TYPE (PART 1 OF 2: BELOW POVERTY)

Pov-2

Area Type: Place (Summary Level 160)

P90/P160 A-I. POVERTY STATUS IN 1999 OF FAMILIES BY FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN UNDER 18 YEARS BY RACE AND HISPANIC/LATINO [PART 1 OF 2 - INCOME IN 1999 BELOW POVERTY LEVEL]

Universe: Families

----- Families with Income in 1999 below Poverty Level -----

	Race*							Hispanic**		
	All Races	White Alone	Black or African American Alone	American Indian & Alaska Native Alone	Asian Alone	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino
Total Families below Poverty:	83	77	0	0	0	0	0	6	15	62
Percent below Poverty Level	4.1%	4.0%	0.0%	0.0%	0.0%	. %	0.0%	11.5%	16.0%	3.4%
Married-Couple Families:	17	17	0	0	0	0	0	0	0	17
Percent below Poverty Level	1.2%	1.2%	0.0%	0.0%	0.0%	. %	0.0%	0.0%	0.0%	1.3%
With Related Children under 18 Yrs:	9	9	0	0	0	0	0	0	0	9
Under 5 Years Only	0	0	0	0	0	0	0	0	0	0
Under 5 Years and 5 to 17 Years	9	9	0	0	0	0	0	0	0	9
5 to 17 Years Only	0	0	0	0	0	0	0	0	0	0
No Related Children under 18 Years	8	8	0	0	0	0	0	0	0	8
Other Families:	66	60	0	0	0	0	0	6	15	45
Percent below Poverty Level	11.5%	11.2%	. %	0.0%	0.0%	. %	. %	26.1%	65.2%	8.8%
Male Householder, no wife:	21	15	0	0	0	0	0	6	15	0
Percent below Poverty Level	12.4%	9.4%	. %	. %	0.0%	. %	. %	100.0%	65.2%	0.0%
With Related Children und. 18 Yrs:	21	15	0	0	0	0	0	6	15	0
Under 5 Years Only	15	15	0	0	0	0	0	0	15	0
Under 5 Years and 5 to 17 Years	0	0	0	0	0	0	0	0	0	0
5 to 17 Years Only	6	0	0	0	0	0	0	6	0	0
No Related Children under 18 Years	0	0	0	0	0	0	0	0	0	0
Female Householder, No Husband:	45	45	0	0	0	0	0	0	0	45
Percent below Poverty Level	11.2%	11.9%	. %	0.0%	. %	. %	. %	0.0%	. %	11.9%
With Related Children und. 18 Yrs:	36	36	0	0	0	0	0	0	0	36
Under 5 Years Only	13	13	0	0	0	0	0	0	0	13
Under 5 Years and 5 to 17 Years	0	0	0	0	0	0	0	0	0	0
5 to 17 Years Only	23	23	0	0	0	0	0	0	0	23
No Related Children under 18 Years	9	9	0	0	0	0	0	0	0	9

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.

\*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

P90/P160 A-I. POVERTY STATUS IN 1999 OF FAMILIES BY FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN UNDER 18 YEARS BY RACE AND HISPANIC/LATINO [PART 2 OF 2 - INCOME AT OR ABOVE POVERTY LEVEL]  
 Universe: Families

----- Families with Income in 1999 at or above Poverty Level -----

	All Races	Race*							Hispanic**	
		White Alone	Black or African American Alone	American Indian & Alaska Native Alone	Asian Alone	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino
Total Families at or above Poverty:	1,959	1,836	4	24	23	0	26	46	79	1,783
Married-Couple Families:	1,453	1,360	4	16	18	0	26	29	71	1,315
With Related Children under 18 Yrs:	803	737	0	9	9	0	26	22	61	702
Under 5 Years Only	208	182	0	0	0	0	26	0	26	182
Under 5 Years and 5 to 17 Years	157	129	0	9	9	0	0	10	0	129
5 to 17 Years Only	438	426	0	0	0	0	0	12	35	391
No Related Children under 18 Years	650	623	4	7	9	0	0	7	10	613
Other Families:	506	476	0	8	5	0	0	17	8	468
Male Householder, No Wife:	149	144	0	0	5	0	0	0	8	136
With Related Children und. 18 Yrs:	100	95	0	0	5	0	0	0	0	95
Under 5 Years Only	15	15	0	0	0	0	0	0	0	15
Under 5 Years and 5 to 17 Years	15	10	0	0	5	0	0	0	0	10
5 to 17 Years Only	70	70	0	0	0	0	0	0	0	70
No Related Children under 18 Years	49	49	0	0	0	0	0	0	8	41
Female Householder, No Husband:	357	332	0	8	0	0	0	17	0	332
With Related Children und. 18 Yrs:	239	223	0	8	0	0	0	8	0	223
Under 5 Years Only	46	46	0	0	0	0	0	0	0	46
Under 5 Years and 5 to 17 Years	47	39	0	0	0	0	0	8	0	39
5 to 17 Years Only	146	138	0	8	0	0	0	0	0	138
No Related Children under 18 Years	118	109	0	0	0	0	0	9	0	109

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Poverty Profile 4: PERSONS BY SEX, AGE, RACE & HISPANIC/LATINO (PART 1 OF 2: BELOW POVERTY) Pov-4  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT49/PCT75 A-I. POVERTY STATUS IN 1999 BY SEX BY AGE BY RACE AND HISPANIC/LATINO [PART 1 OF 2 - INCOME IN 1999 BELOW POVERTY LEVEL]  
 Universe: Population for whom poverty status is determined (\*)

----- Population with Income in 1999 below Poverty level -----																	
		Race**							Hispanic***								
		White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino							
---All Races---		Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.						
Total in Universe*		586	7.2%	543	7.2%	7	0.0%	8	8.0%	0	0.0%	28	10.3%	55	14.6%	488	6.7%
below Poverty Level:		586	7.2%	543	7.2%	7	0.0%	8	8.0%	0	0.0%	28	10.3%	55	14.6%	488	6.7%
Pct. below Poverty Lvl:		586	7.2%	543	7.2%	7	0.0%	8	8.0%	0	0.0%	28	10.3%	55	14.6%	488	6.7%
Male:		353	8.9%	336	8.9%	0	0.0%	3	3.0%	0	0.0%	14	10.3%	55	14.6%	281	6.7%
Under 5 Years		41	10.9%	41	10.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	12	14.6%	29	6.7%
5 Years		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
6 to 11 Years		37	11.9%	37	11.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	37	6.7%
12 to 14 Years		34	16.6%	29	16.6%	0	0.0%	0	0.0%	0	0.0%	5	10.3%	0	0.0%	29	6.7%
15 Years		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
16 and 17 Years		3	2.6%	0	0.0%	0	0.0%	3	3.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
18 to 24 Years		57	15.0%	57	15.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	28	14.6%	29	6.7%
25 to 34 Years		58	9.0%	58	9.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	15	10.3%	43	6.7%
35 to 44 Years		49	6.7%	40	6.7%	0	0.0%	0	0.0%	0	0.0%	9	10.3%	0	0.0%	40	6.7%
45 to 54 Years		38	7.2%	38	7.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	38	6.7%
55 to 64 Years		8	3.6%	8	3.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	8	6.7%
65 to 74 Years		6	3.8%	6	3.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	6.7%
75 Years and Over		22	13.8%	22	13.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	22	6.7%
Female:		233	5.6%	207	5.6%	7	0.0%	5	5.0%	0	0.0%	14	10.3%	0	0.0%	207	6.7%
Under 5 Years		8	2.5%	8	2.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	8	6.7%
5 Years		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
6 to 11 Years		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
12 to 14 Years		14	10.5%	14	10.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	14	6.7%
15 Years		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
16 and 17 Years		0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
18 to 24 Years		34	10.3%	34	10.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	34	6.7%
25 to 34 Years		10	1.5%	0	0.0%	0	0.0%	5	5.0%	0	0.0%	5	10.3%	0	0.0%	0	0.0%
35 to 44 Years		48	6.5%	39	6.5%	0	0.0%	0	0.0%	0	0.0%	9	10.3%	0	0.0%	39	6.7%
45 to 54 Years		36	6.5%	36	6.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	36	6.7%
55 to 64 Years		25	9.5%	18	9.5%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	18	6.7%
65 to 74 Years		8	3.7%	8	3.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	8	6.7%
75 Years and Over		50	17.0%	50	17.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	50	6.7%

\* Poverty universe includes all people EXCEPT (1) those in institutions, military group quarters, and college dormitories and (2) unrelated individuals under 15 years old (children who are not related family members).  
 \*\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Poverty Profile 5: PERSONS BY SEX, AGE, RACE & HISPANIC/LATINO (PART 2 OF 2: ABOVE POVERTY) Pov-5  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT49/PCT75 A-I. POVERTY STATUS IN 1999 BY SEX BY AGE BY RACE/HISPANIC [PART 2 OF 2 - INCOME IN 1999 AT OR ABOVE POVERTY LEVEL]  
 Universe: Population for whom poverty status is determined (\*)

----- Population with Income in 1999 at or above Poverty level -----

	Race**							Hispanic***		
	All Races	White Alone	Black or African American Alone	American Indian & Alaska Native Alone	Asian Alone	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino
Total in Universe* at/ above Poverty Level:	7,515	6,993	21	59	92	0	105	245	323	6,813
Male:	3,614	3,361	9	26	55	0	42	121	174	3,250
Under 5 Years	334	299	0	0	0	0	2	33	2	299
5 Years	62	62	0	0	0	0	0	0	24	38
6 to 11 Years	273	261	0	0	0	0	0	12	8	253
12 to 14 Years	171	142	0	5	4	0	10	10	29	133
15 Years	77	71	0	0	0	0	0	6	0	71
16 and 17 Years	113	113	0	0	0	0	0	0	8	105
18 to 24 Years	323	287	0	0	14	0	22	0	37	272
25 to 34 Years	589	515	0	9	23	0	8	34	16	507
35 to 44 Years	681	651	9	5	5	0	0	11	40	622
45 to 54 Years	489	458	0	7	9	0	0	15	10	448
55 to 64 Years	213	213	0	0	0	0	0	0	0	213
65 to 74 Years	151	151	0	0	0	0	0	0	0	151
75 Years and Over	138	138	0	0	0	0	0	0	0	138
Female:	3,901	3,632	12	33	37	0	63	124	149	3,563
Under 5 Years	307	263	0	0	4	0	26	14	26	263
5 Years	59	48	0	0	3	0	0	8	0	48
6 to 11 Years	374	345	12	0	0	0	0	17	38	319
12 to 14 Years	119	108	0	0	0	0	0	11	5	108
15 Years	58	58	0	0	0	0	0	0	0	58
16 and 17 Years	130	124	0	6	0	0	0	0	0	124
18 to 24 Years	297	282	0	0	0	0	15	0	15	282
25 to 34 Years	658	580	0	0	15	0	13	50	38	555
35 to 44 Years	688	659	0	20	0	0	0	9	18	641
45 to 54 Years	518	494	0	0	15	0	9	0	9	494
55 to 64 Years	239	225	0	7	0	0	0	7	0	225
65 to 74 Years	210	210	0	0	0	0	0	0	0	210
75 Years and Over	244	236	0	0	0	0	0	8	0	236

\* Poverty universe includes all people EXCEPT (1) those in institutions, military group quarters, and college dormitories and (2) unrelated individuals under 15 years old (children who are not related family members).  
 \*\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Poverty Profile 6: RELATED CHILDREN UNDER 18 YEARS BY RACE AND HISPANIC/LATINO Pov-6  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT52/PCT76 A-I. POVERTY STATUS IN 1999 OF RELATED CHILDREN UNDER 18 YEARS BY FAMILY TYPE BY AGE BY RACE AND HISPANIC/LATINO  
 Universe: Related Children under 18 years

	Race*								Hispanic**	
	All Races	White Alone	Black or African American Alone	American Indian & Alaska Native Alone	Asian Alone	Native Hawaiian & Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino	White Alone, Not Hispanic or Latino
Total Related Children under 18 yrs:	2,211	2,023	12	11	11	0	38	116	152	1,936
Percent below Poverty Level	6.1%	6.4%	0.0%	0.0%	0.0%	. %	0.0%	4.3%	7.9%	6.0%
In Families with Income in 1999 below Poverty Level:	134	129	0	0	0	0	0	5	12	117
In Married-Couple Families:	41	41	0	0	0	0	0	0	0	41
Under 5 Years	14	14	0	0	0	0	0	0	0	14
5 Years	0	0	0	0	0	0	0	0	0	0
6 to 17 Years	27	27	0	0	0	0	0	0	0	27
In Other Families:	93	88	0	0	0	0	0	5	12	76
Male Householder, No Wife:	17	12	0	0	0	0	0	5	12	0
Under 5 Years	12	12	0	0	0	0	0	0	12	0
5 Years	0	0	0	0	0	0	0	0	0	0
6 to 17 Years	5	0	0	0	0	0	0	5	0	0
Female Householder, No Husband:	76	76	0	0	0	0	0	0	0	76
Under 5 Years	23	23	0	0	0	0	0	0	0	23
5 Years	0	0	0	0	0	0	0	0	0	0
6 to 17 Years	53	53	0	0	0	0	0	0	0	53
In Families with Income in 1999 at or above Poverty Level:	2,077	1,894	12	11	11	0	38	111	140	1,819
In Married-Couple Families:	1,574	1,445	12	0	0	0	38	79	125	1,370
Under 5 Years	499	435	0	0	0	0	28	36	28	435
5 Years	96	88	0	0	0	0	0	8	24	64
6 to 17 Years	979	922	12	0	0	0	10	35	73	871
In Other Families:	503	449	0	11	11	0	0	32	15	449
Male Householder, No Wife:	156	141	0	0	11	0	0	4	0	141
Under 5 Years	30	22	0	0	4	0	0	4	0	22
5 Years	14	11	0	0	3	0	0	0	0	11
6 to 17 Years	112	108	0	0	4	0	0	0	0	108
Female Householder, No Husband:	347	308	0	11	0	0	0	28	15	308
Under 5 Years	112	105	0	0	0	0	0	7	0	105
5 Years	11	11	0	0	0	0	0	0	0	11
6 to 17 Years	224	192	0	11	0	0	0	21	15	192

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.

Census 2000, Summary File 3 Poverty Profile 7: PERSONS BY AGE & ALTERNATIVE POVERTY LEVELS; FAMILIES BY INCOME SOURCES Pov-7  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT50. AGE BY RATIO OF INCOME IN 1999 TO POVERTY LEVEL  
 Universe: Population for whom poverty status is determined (\*)

	Total	Pov. Rate	Under 0.50	0.50 to 0.74	0.75 to 0.99	1.00 to 1.24	1.25 to 1.29	1.30 to 1.49	1.50 to 1.74	1.75 to 1.84	1.85 to 1.99	2.00 and Over
Total Universe*:	8,101	7.2%	183	263	140	107	81	260	282	39	239	6,507
Under 5 Years	690	7.1%	23	26	0	13	17	12	56	4	25	514
5 Years	121	0.0%	0	0	0	0	0	0	0	3	0	118
6 to 11 Years	684	5.4%	0	37	0	0	12	57	0	0	33	545
12 to 14 Years	338	14.2%	5	10	33	0	0	9	0	4	11	266
15 Years	135	0.0%	0	0	0	0	0	0	0	0	12	123
16 and 17 Years	246	1.2%	3	0	0	0	0	8	0	0	12	223
18 to 24 Years	711	12.8%	9	49	33	0	0	52	43	0	39	486
25 to 34 Years	1,315	5.2%	19	49	0	16	22	12	97	0	12	1,088
35 to 44 Years	1,466	6.6%	62	26	9	24	0	54	26	5	44	1,216
45 to 54 Years	1,081	6.8%	8	32	34	8	0	11	20	10	9	949
55 to 64 Years	485	6.8%	16	7	10	8	8	9	18	0	17	392
65 to 74 Years	375	3.7%	0	14	0	8	8	7	7	6	5	320
75 Years and Over	454	15.9%	38	13	21	30	14	29	15	7	20	267
Number under 18 yrs:	2,214		31	73	33	13	29	86	56	11	93	1,789
Cumulative Percent under 18:			1.4%	4.7%	6.2%	6.8%	8.1%	12.0%	14.5%	15.0%	19.2%	100.0%
Number 65 yrs & over:	829		38	27	21	38	22	36	22	13	25	587
Cumulative Percent 65 & over:			4.6%	7.8%	10.4%	15.0%	17.6%	22.0%	24.6%	26.2%	29.2%	100.0%

PCT59. POVERTY STATUS IN 1999 OF FAMILIES BY FAMILY TYPE BY SOCIAL SECURITY INCOME BY SUPPLEMENTAL SECURITY INCOME (SSI) AND/OR PUBLIC ASSISTANCE INCOME

Universe: Families

	Total	Families with Income -- in 1999 below Poverty Level --		Families with Income in 1999 at or above Poverty Level	
		With Social Security Income in 1999	Without Social Security Income in 1999	With Social Security Income in 1999	Without Social Security Income in 1999
Total Families:	2,042	34	49	317	1,642
Married-Couple Families:	1,470	17	0	277	1,176
With SSI and/or Public Assistance Income in 1999	66	0	0	36	30
Without SSI and/or Public Assistance Income in 1999	1,404	17	0	241	1,146
Other Families:	572	17	49	40	466
Male Householder, No wife Present:	170	0	21	7	142
With SSI and/or Public Assistance Income in 1999	0	0	0	0	0
Without SSI and/or Public Assistance Income in 1999	170	0	21	7	142
Female Householder, No Husband Present:	402	17	28	33	324
With SSI and/or Public Assistance Income in 1999	0	0	0	0	0
Without SSI and/or Public Assistance Income in 1999	402	17	28	33	324

\* Poverty universe includes all people EXCEPT (1) those in institutions, military group quarters, and college dormitories and (2) unrelated individuals under 15 years old (children who are not related family members).

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S. Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 55

Census 2000, Summary File 3 Poverty Profile 8: FAMILIES BY WORK EXPERIENCE AND BY ALTERNATE POVERTY LEVELS Pov-8  
 Area Name: Snohomish city Area Type: Place (Summary Level 160)  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

PCT60. POVERTY STATUS IN 1999 OF FAMILIES BY FAMILY TYPE BY WORK EXPERIENCE OF HOUSEHOLDER AND SPOUSE											
Universe: Families											
	-Householder Worked Full-Time,- -----Year-Round in 1999-----			:	--Householder Worked less than-- -Full-Time, Year-Round in 1999-			:	----Householder Did Not Work--- -----in 1999-----		
	--Below Poverty-- Above Poverty			:	--Below Poverty-- Above Poverty			:	--Below Poverty-- Above Poverty		
	Number	Pct.		:	Number	Pct.		:	Number	Pct.	
Total Families:	15	1.3%	1,162	:	14	2.6%	517	:	54	16.2%	280
Married-Couple Families:	0	0.0%	849	:	0	0.0%	350	:	17	6.3%	254
Spouse Worked Full-Time, Year-Round in 1999	0	0.0%	303	:	0	0.0%	153	:	0	0.0%	66
Spouse Worked less than Full-Time, Year-Round in 1999	0	0.0%	414	:	0	0.0%	122	:	0	. %	0
Spouse Did Not Work in 1999	0	0.0%	132	:	0	0.0%	75	:	17	8.3%	188
Other Families:	15	4.6%	313	:	14	7.7%	167	:	37	58.7%	26
Male Householder, No Wife	0	0.0%	100	:	6	12.5%	42	:	15	68.2%	7
Female Householder, No Husband	15	6.6%	213	:	8	6.0%	125	:	22	53.7%	19

P90/PCT61. RATIO OF INCOME IN 1999 TO POVERTY LEVEL OF FAMILIES BY FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN UNDER 18 YEARS OF AGE									
Universe: Families									
	Total	Under 1.00	1.00 to 1.29	1.30 to 1.49	1.50 to 1.84	1.85 and above :	Cumulative Total under 1.50	Cumulative Total under 1.85	
Total Families:	2,042	83	39	65	78	1,777 :	187	265	
Married-Couple Families:	1,470	17	15	33	43	1,362 :	65	108	
With Related Children under 18 Yrs:	812	9	0	24	28	751 :	33	61	
Under 5 Years Only	208	0	0	0	28	180 :	0	28	
Under 5 Years and 5 to 17 Years	166	9	0	14	0	143 :	23	23	
5 to 17 Years Only	438	0	0	10	0	428 :	10	10	
No Related Children under 18 Years	658	8	15	9	15	611 :	32	47	
Other Families:	572	66	24	32	35	415 :	122	157	
Male Householder, No Wife Present:	170	21	0	0	13	136 :	21	34	
With Related Children under 18 Yrs:	121	21	0	0	5	95 :	21	26	
Under 5 Years Only	30	15	0	0	0	15 :	15	15	
Under 5 Years and 5 to 17 Years	15	0	0	0	5	10 :	0	5	
5 to 17 Years Only	76	6	0	0	0	70 :	6	6	
No Related Children under 18 Years	49	0	0	0	8	41 :	0	8	
Female Householder, No Husband Present:	402	45	24	32	22	279 :	101	123	
With Related Children under 18 Yrs:	275	36	24	17	0	198 :	77	77	
Under 5 Years Only	59	13	10	0	0	36 :	23	23	
Under 5 Years and 5 to 17 Years	47	0	14	0	0	33 :	14	14	
5 to 17 Years Only	169	23	0	17	0	129 :	40	40	
No Related Children under 18 Years	127	9	0	15	22	81 :	24	46	

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 56

Census 2000, Summary File 3  
 Area Name: Snohomish city  
 State: WA Place: 65170 CMSA: 7602 PMSA: 7600

Transportation Profile 1: TRAVEL TIME TO WORK AND PLACE OF WORK

Trans-1  
 Area Type: Place (Summary Level 160)

P32. TRAVEL TIME TO WORK BY MEANS OF TRANSPORTATION TO WORK						P35. PRIVATE VEHICLE OCCUPANCY				
Universe: Workers 16 years old and over who did not work at home						Universe: Workers 16 years and over				
	Total	Pct.	Public Transp.	Pct.	Other Means	Pct.			Pct.	
Total out-of-home workers:	3,925	100.0	96	2.4	3,829	97.6	Total workers 16 and over:	4,057	100.0	
Less than 30 min.	2,230	56.8	27	0.7	2,203	56.1	Car, truck, or van:	3,674	90.6	
30 to 44 min.	778	19.8	7	0.2	771	19.6	Drove alone	3,020	74.4	
45 to 59 min.	426	10.9	24	0.6	402	10.2	Carpooled:	654	16.1	
60 or more min.	491	12.5	38	1.0	453	11.5	2-person carpool	530	13.1	
							3-person carpool	47	1.2	
							4-person carpool	41	1.0	
							5- or 6-person carpool	36	0.9	
							7- or more person carpool	0	0.0	
							Other means (including worked at home)	383	9.4	
P33. AGGREGATE AND MEAN TRAVEL TIME TO WORK BY MEANS OF TRANSPORTATION TO WORK						P34. TIME LEAVING HOME TO GO TO WORK				
Universe: Workers 16 years old and over who did not work at home						Universe: Workers 16 years and over				
	Total	Pct.	Public Transp.	Pct.	Other Means	Pct.			Pct.	
Aggregate minutes:	113,470	100.0	5,510	4.9	107,960	95.1	Total workers 16 and over:	4,057	100.0	
Less than 30 min.	29,300	25.8	620	0.5	28,680	25.3	Did not work at home:	3,925	96.7	
30 to 44 min.	25,510	22.5	210	0.2	25,300	22.3	12:00 a.m. to 4:59 a.m.	212	5.2	
45 to 59 min.	20,005	17.6	1,155	1.0	18,850	16.6	5:00 a.m. to 5:29 a.m.	219	5.4	
60 or more min.	38,655	34.1	3,525	3.1	35,130	31.0	5:30 a.m. to 5:59 a.m.	249	6.1	
Mean travel time to work	28.9 minutes		57.4 minutes		28.2 minutes		6:00 a.m. to 6:29 a.m.	489	12.1	
							6:30 a.m. to 6:59 a.m.	564	13.9	
							7:00 a.m. to 7:29 a.m.	425	10.5	
							7:30 a.m. to 7:59 a.m.	507	12.5	
							8:00 a.m. to 8:29 a.m.	254	6.3	
							8:30 a.m. to 8:59 a.m.	186	4.6	
							9:00 a.m. to 9:59 a.m.	130	3.2	
							10:00 a.m. to 10:59 a.m.	91	2.2	
							11:00 a.m. to 11:59 a.m.	14	0.3	
							12:00 p.m. to 3:59 p.m.	295	7.3	
							4:00 p.m. to 11:59 p.m.	290	7.1	
							Worked at home	132	3.3	
P29. PLACE OF WORK - MINOR CIVIL DIVISION (*) LEVEL						P26. PLACE OF WORK - STATE AND COUNTY LEVEL				
Universe: Workers 16 years and over						Universe: Workers 16 years and over				
	Total	Pct.			Total	Pct.			Pct.	
Total workers 16 and over:					4,057	100.0			4,057	100.0
Living in twelve selected states: (NJ, NY, PA, CT, MA, ME, NH, RI, VT, MI, MN, WI)					0	0.0			4,034	99.4
Worked in minor civil division of residence					0	0.0			3,039	74.9
Worked outside minor civil division of residence					0	0.0			995	24.5
Not living in the twelve selected states					4,057	100.0			23	0.6
(*) Cities, towns, etc. which are the principal subdivisions of counties in the 12 states										
P27. PLACE OF WORK - PLACE LEVEL						P26. PLACE OF WORK - STATE AND COUNTY LEVEL				
Universe: Workers 16 years and over						Universe: Workers 16 years and over				
	Total	Pct.			Total	Pct.			Pct.	
Total workers 16 and over:					4,057	100.0			4,057	100.0
Living in a place:					4,057	100.0			4,034	99.4
Worked in place of residence					1,003	24.7			3,039	74.9
Worked outside place of residence					3,054	75.3			995	24.5
Not living in a place					0	0.0			23	0.6

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 57

Census 2000, Summary File 3      Transportation Profile 2: MEANS OF TRANSPORTATION TO WORK BY RACE AND HISPANIC/LATINO      Trans-2  
 Area Name: Snohomish city      Area Type: Place (Summary Level 160)  
 State: WA    Place: 65170    CMSA: 7602    PMSA: 7600

P30/PCT65A-I. MEANS OF TRANSPORTATION TO WORK BY RACE (1) AND HISPANIC OR LATINO (2)  
 Universe: Workers 16 years and over

	Total		White Alone		Black or African American Alone		American Indian and Alaska Native Alone		Asian Alone	
	Pct.		Pct.		Pct.		Pct.		Pct.	
Total workers 16 years and over:	4,057	100.0	3,832	100.0	5	100.0	34	100.0	42	100.0
Car, truck or van:	3,674	90.6	3,477	90.7	5	100.0	34	100.0	42	100.0
Drove alone	3,020	74.4	2,894	75.5	5	100.0	22	64.7	14	33.3
Carpooled	654	16.1	583	15.2	0	0.0	12	35.3	28	66.7
Public transportation:	96	2.4	86	2.2	0	0.0	0	0.0	0	0.0
Bus or trolley bus	96	2.4	86	2.2	0	0.0	0	0.0	0	0.0
Streetcar/trolley car	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Subway or elevated	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Railroad	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Ferryboat	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Taxicab	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Motorcycle	7	0.2	7	0.2	0	0.0	0	0.0	0	0.0
Bicycle	12	0.3	12	0.3	0	0.0	0	0.0	0	0.0
Walked	119	2.9	110	2.9	0	0.0	0	0.0	0	0.0
Other means	17	0.4	17	0.4	0	0.0	0	0.0	0	0.0
Worked at home	132	3.3	123	3.2	0	0.0	0	0.0	0	0.0

	Native Hawaiian & Other Pacific Islander Alone		Some Other Race Alone		Two or More Races		Hispanic or Latino		White Alone, Not Hispanic Or Latino	
	Pct.		Pct.		Pct.		Pct.		Pct.	
Total workers 16 years and over:	0	100.0	42	100.0	102	100.0	149	100.0	3,725	100.0
Car, truck or van:	0	.	33	78.6	83	81.4	140	94.0	3,370	90.5
Drove alone	0	.	11	26.2	74	72.5	73	49.0	2,832	76.0
Carpooled	0	.	22	52.4	9	8.8	67	45.0	538	14.4
Public transportation:	0	.	0	0.0	10	9.8	0	0.0	86	2.3
Bus or trolley bus	0	.	0	0.0	10	9.8	0	0.0	86	2.3
Streetcar/trolley car	0	.	0	0.0	0	0.0	0	0.0	0	0.0
Subway or elevated	0	.	0	0.0	0	0.0	0	0.0	0	0.0
Railroad	0	.	0	0.0	0	0.0	0	0.0	0	0.0
Ferryboat	0	.	0	0.0	0	0.0	0	0.0	0	0.0
Taxicab	0	.	0	0.0	0	0.0	0	0.0	0	0.0
Motorcycle	0	.	0	0.0	0	0.0	0	0.0	7	0.2
Bicycle	0	.	0	0.0	0	0.0	0	0.0	12	0.3
Walked	0	.	0	0.0	9	8.8	0	0.0	110	3.0
Other means	0	.	0	0.0	0	0.0	0	0.0	0	0.5
Worked at home	0	.	9	21.4	0	0.0	9	6.0	123	3.3

(1) For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 (2) Hispanic or Latino origin is NOT considered a race. People who reported themselves as Hispanic or Latino are also counted in the seven racial categories.





Census 2000, Summary File 3 Primary Profile 3: FIRST ANCESTRY AND TOTAL ANCESTRIES REPORTED; RESIDENCE IN 1995 Prime-3  
 Area Name: Snohomish County Area Type: County (Summary Level 050)  
 State: WA County: 061 CMSA: 7602 PMSA: 7600

PCT16/PCT18 ANCESTRY								
Two Universes: PCT16-Persons; PCT18-Total Ancestry Categories Reported								
First Ancestry	First	Total		First	Total		First	Total
Total Specified Ancestries	489,252	N/A		Reported	Reported		Reported	Reported
	N/A	686,936						
Acadian/Cajun	37	64	Israeli	41	41	West Indian (Exc Hisp Gp):	464	541
Afghan	57	65	Italian	15,941	20,854	Bahamian	0	0
Albanian	28	55	Latvian	223	253	Barbadian	5	5
Alsatian	17	23	Lithuanian	514	707	Belizean	23	23
Arab:	1,723	2,008	Luxemburger	53	118	Bermudan	7	21
Egyptian	360	360	Macedonian	3	7	British West Indian	15	15
Iraqi	158	158	Maltese	41	41	Dutch West Indian	26	47
Jordanian	0	12	New Zealander	58	88	Haitian	44	44
Lebanese	369	533	Northern European	1,528	1,528	Jamaican	225	243
Moroccan	24	24	Norwegian	41,280	53,304	Trinidadian & Tobagonian	38	38
Palestinian	121	138	Pennsylvania German	245	391	U.S. Virgin Islander	7	7
Syrian	72	110	Polish	6,995	10,593	West Indian	74	98
Arab/Arabic	482	518	Portuguese	1,226	2,008	Other West Indian	0	0
Other Arab	137	155	Romanian	836	1,068	Yugoslavian	1,200	1,443
Armenian	474	524	Russian	4,754	6,844	Other Groups**	95,083	110,036
Assyrian/Chaldean/Syriac	12	21	Scandinavian	4,128	5,221	Unclassified or		
Australian	160	228	Scotch-Irish	9,022	13,126	Not Reported	116,772	N/A
Austrian	1,225	1,994	Scottish	12,045	19,655			
Basque	118	180	Serbian	133	192	PCT21. RESIDENCE IN 1995		
Belgian	568	966	Slavic	104	288	Universe: Population 5 Years and Over		
Brazilian	108	128	Slovak	277	460	Total Population 5 and Over: 562,924		
British	2,986	3,933	Slovene	69	94	Same House in 1995 264,438		
Bulgarian	284	347	Soviet Union	25	25	Different House in 1995: 298,486		
Canadian	2,195	2,956	Subsaharan African:	1,944	2,066	In United States in 1995: 282,884		
Carpatho Rusyn	0	3	Cape Verdean	4	4	Same City or Town: 34,436		
Celtic	232	311	Ethiopian	354	354	Same County 33,957		
Croatian	519	762	Ghanian	87	103	Different County (Same State) 479		
Cypriot	0	0	Kenyan	0	0	Not Same City or Town: 248,448		
Czech	1,555	2,508	Liberian	5	5	Same County 118,106		
Czechoslovakian	798	1,125	Nigerian	152	166	Different County: 130,342		
Danish	5,044	8,720	Senegalese	20	20	Same State 76,357		
Dutch	10,188	16,865	Sierra Leonean	5	5	Different State: 53,985		
Eastern European	210	223	Somalian	27	27	Northeast 3,514		
English	49,144	77,184	South African	65	74	Midwest 7,401		
Estonian	87	143	Sudanese	8	8	South 10,516		
European	8,928	9,232	Ugandan	10	10	West 32,554		
Finnish	3,114	4,278	Zairian	0	0	In Puerto Rico in 1995: 116		
French (Except Basque)	12,460	23,614	Zimbabwean	12	12	Same City or Town 0		
French Canadian	3,755	5,499	African	1,127	1,210	Not Same City or Town 0		
German	79,199	118,449	Other Subsaharan Af	68	68	Same Municipio 0		
German Russian	29	29	Swedish	17,175	27,254	Different Municipio 0		
Greek	1,916	2,495	Swiss	1,556	2,730	Elsewhere in 1995: 15,486		
Guyanese	42	42	Turkish	160	241	U.S. Island Areas 354		
Hungarian	1,292	2,079	Ukranian	3,356	3,797	Foreign Country or at Sea 15,132		
Icelandic	737	1,127	United States/American*	32,500	32,500			
Iranian	958	1,010	Welsh	3,183	7,288			
Irish	42,891	72,944						

\* Includes only people reporting "U.S." or "American" as their sole ancestry. For example, "Irish-American" is tallied only as "Irish".  
 \*\* Includes most reported ancestries which are equivalent to specific race & Hispanic/Latino groups, such as Cree, Thai, Samoan & Cuban.

Census 2000, Summary File 3 Primary Profile 4: SCHOOL ENROLLMENT AND EDUCATIONAL ATTAINMENT BY RACE & HISP./LATINO Prime-4  
 Area Name: Snohomish County Area Type: County (Summary Level 050)  
 State: WA County: 061 CMSA: 7602 PMSA: 7600

P147A-I. SCHOOL ENROLLMENT BY LEVEL AND SCHOOL TYPE BY RACE (*) AND HISPANIC OR LATINO (**)									
Universe: Population 3 Years and Over									
	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races *	Hispanic or Latino	White Alone not Hisp. or Latino
Total Population 3 and Over:	497,754	9,164	7,698	34,160	1,198	10,348	19,978	24,923	486,134
In Nursery School/Preschool:	8,791	209	118	583	11	241	786	664	8,421
Public School	4,025	165	81	254	11	154	428	387	3,811
Private School	4,766	44	37	329	0	87	358	277	4,610
Enrolled in Kindergarten:	7,067	182	120	498	16	249	619	687	6,797
Public School	6,136	182	116	418	16	234	505	635	5,887
Private School	931	0	4	80	0	15	114	52	910
Enrolled in Grade 1 - Grade 8:	63,839	1,175	1,252	4,429	152	1,315	4,623	3,561	62,174
Public School	58,334	1,079	1,230	4,118	107	1,248	4,290	3,410	56,730
Private School	5,505	96	22	311	45	67	333	151	5,444
Enrolled in Grade 9 - Grade 12:	30,175	756	690	2,470	81	608	2,150	1,819	29,382
Public School	28,212	716	678	2,312	81	602	2,064	1,758	27,461
Private School	1,963	40	12	158	0	6	86	61	1,921
Enrolled in College:	22,873	748	461	3,635	97	643	1,504	1,456	22,327
Public School	19,098	616	374	2,938	92	589	1,263	1,253	18,646
Private School	3,775	132	87	697	5	54	241	203	3,681
Not Enrolled in School	365,009	6,094	5,057	22,545	841	7,292	10,296	16,736	357,033

P148A-I. EDUCATIONAL ATTAINMENT BY SEX BY RACE (*) AND HISPANIC OR LATINO (**)									
Universe: Population 25 Years and Over									
	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races *	Hispanic or Latino	White Alone not Hisp. or Latino
Total Population 25 and Over:	341,330	5,493	4,546	22,558	733	5,537	8,800	13,069	334,992
Male:	167,657	3,521	2,249	9,765	401	3,211	4,408	7,051	164,358
Less than 9th Grade	3,635	114	161	460	26	711	161	1,269	3,149
9th-12th Grade, No Diploma	13,838	412	316	665	35	566	400	1,178	13,314
High School Graduate/GED	43,406	689	631	1,259	120	761	1,183	1,674	42,655
Some College, No Degree	48,243	1,297	582	2,368	145	636	1,313	1,649	47,414
Associate Degree	14,705	238	256	944	18	198	566	385	14,545
Bachelor's Degree	30,555	577	229	2,967	30	226	555	570	30,209
Graduate/Professional Degree	13,275	194	74	1,102	27	113	230	326	13,072
Female:	173,673	1,972	2,297	12,793	332	2,326	4,392	6,018	170,634
Less than 9th Grade	2,912	42	83	1,173	0	418	209	743	2,643
9th-12th Grade, No Diploma	13,244	118	384	1,157	62	343	434	850	12,875
High School Graduate/GED	47,360	423	767	2,567	91	598	936	1,459	46,583
Some College, No Degree	55,044	752	712	2,485	51	533	1,483	1,459	54,322
Associate Degree	16,237	247	157	1,121	26	196	467	496	15,970
Bachelor's Degree	28,484	267	116	3,299	90	191	669	732	28,021
Graduate/Professional Degree	10,392	123	78	991	12	47	194	279	10,220

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic are also counted in the seven racial categories.

Prepared by Washington State Office of Financial Management, (www.ofm.wa.gov) using software created by a coalition of State Data Center agencies  
 Source: Census 2000 Summary File 3/prepared by the U.S.Census Bureau, 2002 (www.census.gov) September 17, 2002, Page 4





Census 2000, Summary File 3  
 Area Name: Washington  
 State: WA

Primary Profile 3: FIRST ANCESTRY AND TOTAL ANCESTRIES REPORTED; RESIDENCE IN 1995

Prime-3  
 Area Type: State (Summary Level 040)

PCT16/PCT18 ANCESTRY								
Two Universes: PCT16-Persons; PCT18-Total Ancestry Categories Reported								
First Ancestry	First	Total		First	Total		First	Total
Total Specified Ancestries	4,733,225	N/A		Reported	Reported		Reported	Reported
	N/A	6,483,378						
Acadian/Cajun	475	756	Israeli	919	1,021	West Indian (Exc Hisp Gp):	4,657	5,779
Afghan	532	570	Italian	148,127	191,442	Bahamian	25	49
Albanian	397	508	Latvian	2,550	3,069	Barbadian	130	148
Alsatian	202	311	Lithuanian	5,133	8,071	Belizean	95	103
Arab:	11,965	15,141	Luxemburger	523	1,046	Bermudan	57	96
Egyptian	1,264	1,407	Macedonian	183	269	British West Indian	124	152
Iraqi	549	572	Maltese	312	355	Dutch West Indian	180	395
Jordanian	297	351	New Zealander	736	895	Haitian	664	741
Lebanese	3,637	5,226	Northern European	14,123	14,324	Jamaican	2,213	2,650
Moroccan	425	588	Norwegian	279,537	367,508	Trinidadian & Tobagonian	376	420
Palestinian	659	749	Pennsylvania German	2,140	3,303	U.S. Virgin Islander	211	247
Syrian	834	1,261	Polish	66,977	102,553	West Indian	566	751
Arab/Arabic	2,402	2,830	Portuguese	11,956	17,200	Other West Indian	16	27
Other Arab	1,898	2,157	Romanian	8,070	9,964	Yugoslavian	10,243	13,555
Armenian	3,387	4,086	Russian	44,430	63,136	Other Groups**	1,160,730	1,310,708
Assyrian/Chaldean/Syriac	235	250	Scandinavian	30,920	39,903	Unclassified or		
Australian	2,406	3,226	Scotch-Irish	90,748	126,490	Not Reported	1,160,896	N/A
Austrian	11,678	18,816	Scottish	111,949	178,446			
Basque	2,118	2,665	Serbian	1,226	1,836	PCT21. RESIDENCE IN 1995		
Belgian	4,495	7,794	Slavic	1,811	3,122	Universe: Population 5 Years and Over		
Brazilian	1,122	1,383	Slovak	3,310	5,084	Total Population 5 and Over:		
British	29,416	37,801	Slovene	1,481	2,228	5,501,398		
Bulgarian	1,909	2,248	Soviet Union	39	46	Same House in 1995		
Canadian	21,525	28,449	Subsaharan African:	26,921	28,660	2,675,514		
Carpatho Rusyn	25	28	Cape Verdean	121	138	Different House in 1995:		
Celtic	2,810	3,345	Ethiopian	5,883	5,966	2,825,884		
Croatian	7,122	9,453	Ghanian	363	379	In United States in 1995:		
Cypriot	99	99	Kenyan	527	556	2,650,217		
Czech	14,615	24,110	Liberian	128	128	Same City or Town:		
Czechoslovakian	6,877	9,660	Nigerian	1,221	1,352	549,366		
Danish	44,111	72,098	Senegalese	79	79	Same County		
Dutch	83,554	142,387	Sierra Leonean	51	51	548,583		
Eastern European	3,447	3,521	Somalian	2,481	2,486	Different County (Same State)		
English	448,532	706,681	South African	850	936	783		
Estonian	1,054	1,401	Sudanese	211	211	Not Same City or Town:		
European	89,489	93,036	Ugandan	151	151	2,100,851		
Finnish	28,478	40,290	Zairian	12	12	Same County		
French (Except Basque)	117,354	215,101	Zimbabwean	75	82	962,482		
French Canadian	41,117	56,684	African	13,739	15,068	Different County:		
German	751,389	1,103,258	Other Subsaharan Af	1,029	1,065	1,138,369		
German Russian	435	491	Swedish	135,809	213,013	Same State		
Greek	15,253	19,699	Swiss	19,813	33,269	519,974		
Guyanese	195	252	Turkish	1,908	2,396	Different State:		
Hungarian	11,674	18,590	Ukrainian	26,153	30,057	618,395		
Icelander	4,351	6,231	United States/American*	315,737	315,737	Northeast		
Iranian	5,932	6,351	Welsh	29,870	62,262	42,981		
Irish	404,409	669,861				Midwest		
						74,576		
						South		
						115,286		
						West		
						385,552		
						In Puerto Rico in 1995:		
						1,196		
						Same City or Town		
						0		
						Not Same City or Town		
						0		
						Same Municipio		
						0		
						Different Municipio		
						0		
						Elsewhere in 1995:		
						174,471		
						U.S. Island Areas		
						4,822		
						Foreign Country or at Sea		
						169,649		

\* Includes only people reporting "U.S." or "American" as their sole ancestry. For example, "Irish-American" is tallied only as "Irish".  
 \*\* Includes most reported ancestries which are equivalent to specific race & Hispanic/Latino groups, such as Cree, Thai, Samoan & Cuban.

Census 2000, Summary File 3 Primary Profile 4: SCHOOL ENROLLMENT AND EDUCATIONAL ATTAINMENT BY RACE & HISP./LATINO Prime-4  
 Area Name: Washington Area Type: State (Summary Level 040)  
 State: WA

P147A-I. SCHOOL ENROLLMENT BY LEVEL AND SCHOOL TYPE BY RACE (*) AND HISPANIC OR LATINO (**)									
Universe: Population 3 Years and Over									
	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races *	Hispanic or Latino	White Alone not Hisp. or Latino
Total Population 3 and Over:	4,645,655	176,671	86,713	309,215	20,556	211,627	209,352	403,930	4,492,461
In Nursery School/Preschool:	76,079	3,798	1,902	4,511	281	4,499	7,769	10,062	72,111
Public School	33,916	2,422	1,511	1,896	237	3,561	4,306	7,225	31,269
Private School	42,163	1,376	391	2,615	44	938	3,463	2,837	40,842
Enrolled in Kindergarten:	60,854	3,556	1,434	4,141	541	5,322	6,789	10,909	57,116
Public School	51,650	3,120	1,292	3,594	488	5,100	5,932	10,287	48,117
Private School	9,204	436	142	547	53	222	857	622	8,999
Enrolled in Grade 1 - Grade 8:	532,483	27,026	14,542	34,567	3,295	39,612	45,667	74,719	506,348
Public School	477,924	25,516	13,995	32,009	3,195	38,600	42,004	72,174	452,891
Private School	54,559	1,510	547	2,558	100	1,012	3,663	2,545	53,457
Enrolled in Grade 9 - Grade12:	268,264	13,590	7,502	20,294	1,582	17,182	19,205	32,536	256,456
Public School	247,819	12,966	7,082	18,965	1,547	16,692	18,118	31,327	236,550
Private School	20,445	624	420	1,329	35	490	1,087	1,209	19,906
Enrolled in College:	274,646	14,209	4,603	37,034	1,480	9,615	16,827	20,156	266,333
Public School	223,945	12,125	3,871	29,722	1,147	8,225	13,740	17,111	216,920
Private School	50,701	2,084	732	7,312	333	1,390	3,087	3,045	49,413
Not Enrolled in School	3,433,329	114,492	56,730	208,668	13,377	135,397	113,095	255,548	3,334,097

P148A-I. EDUCATIONAL ATTAINMENT BY SEX BY RACE (*) AND HISPANIC OR LATINO (**)									
Universe: Population 25 Years and Over									
	White Alone	Black /Af Amer Alone	Amer Indian /Alaska Nat Alone	Asian Alone	Native Hawaiian /Pac Isl Alone	Other Race Alone	Two or More Races *	Hispanic or Latino	White Alone not Hisp. or Latino
Total Population 25 and Over:	3,248,493	107,612	50,974	209,271	11,598	104,022	95,537	200,700	3,167,304
Male:	1,585,091	58,333	24,550	91,964	5,854	57,546	47,262	108,381	1,542,335
Less than 9th Grade	46,359	2,423	1,678	7,043	259	22,046	3,217	34,414	36,028
9th-12th Grade, No Diploma	127,238	6,700	4,020	7,418	667	10,688	5,190	19,017	120,292
High School Graduate/GED	390,458	14,493	7,680	15,021	1,998	10,845	11,571	21,619	381,579
Some College, No Degree	409,220	18,036	6,282	17,222	1,773	7,361	12,817	16,999	401,489
Associate Degree	123,894	5,320	1,830	7,501	402	2,126	4,092	4,872	121,520
Bachelor's Degree	312,915	7,871	2,167	23,522	508	2,941	6,925	7,305	308,929
Graduate/Professional Degree	175,007	3,490	893	14,237	247	1,539	3,450	4,155	172,498
Female:	1,663,402	49,279	26,424	117,307	5,744	46,476	48,275	92,319	1,624,969
Less than 9th Grade	42,952	2,136	1,658	15,161	354	16,886	3,033	26,388	34,820
9th-12th Grade, No Diploma	132,385	6,011	4,142	11,088	697	7,916	4,971	14,484	126,923
High School Graduate/GED	436,092	11,653	7,533	23,012	2,275	9,211	11,702	18,973	427,822
Some College, No Degree	473,076	15,581	7,662	19,494	1,298	6,796	14,183	16,570	465,343
Associate Degree	139,435	4,411	2,167	9,375	469	2,036	4,343	5,029	136,966
Bachelor's Degree	300,890	6,349	2,160	28,494	510	2,597	6,977	7,382	296,639
Graduate/Professional Degree	138,572	3,138	1,102	10,683	141	1,034	3,066	3,493	136,456

\* For Census 2000, persons could report more than one race, but the seven racial categories shown are mutually exclusive and include everyone.  
 \*\* Hispanic or Latino is NOT considered a race. People who reported themselves as Hispanic are also counted in the seven racial categories.



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# ENVIRONMENTAL PROTECTION

## For our community's critical, sensitive, and natural areas

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### Vision Statement

Natural characteristics which help identify the physical character of Snohomish, such as streams, wetlands, steep slopes, and wooded areas, are retained as growth occurs. Development which is sensitive to, protects or enhances these critical and natural systems is encouraged.

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### Introduction

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Important determinants of the City's character are the unique elements contained in its natural setting which help to define its physical development in which half the physical boundaries for the City are bordered by river systems. The Vision Statement provides that such natural elements and characteristics will be retained or managed as growth occurs. Many of these natural elements are also environmentally critical areas. These include wetlands, Blackmans Lake, streams and rivers, wildlife habitat, steep slopes, geological hazards, shorelines of the state and flood plains. These natural features add immeasurably to the diversity of the City's physical setting.

Improper encroachment and/or development of critical areas may negatively impact not only the property on which they exist, but surrounding and downstream or down slope properties as well. These actions could also negatively impact wild life, habitat and sensitive eco-systems.

Snohomish citizens have decided these areas will be retained or managed as positive elements in the City's character and not allow them to become liabilities because of improper encroachment development.

The State Growth Management Act mandates that local governments adopt critical area protection regulations and this section provides the policy framework for these regulations. The GMA also places a strong mandate for use of Best Available Science (BAS) as the measure for critical area protection, policies and procedures.

Protecting these areas will retain the natural elements of the City as well as environmental quality. The Snohomish area is a portion of the larger Puget Sound ecosystem and implementing these measures will help retain the quality of the environment in the larger geographic context of northwest Washington. Some of these critical areas are currently undeveloped and can be protected through restrictions on construction.

Other critical areas have already been severely altered by development and these will need to be addressed through management practices.

Map EP 1 and EP 2 are Critical Area Maps for the City and its' UGA which are used for general planning purposes. The City has also prepared detailed maps showing the general location of critical areas at 1 inch to 200 feet scale. An example is shown in Figure EP-3-14. These include wetlands, streams, floodplains and geologic hazard areas. These identifications were based on model ordinances and definitions adopted by Snohomish County Tomorrow, which were in turn based on state requirements. Currently the City is developing GIS based mapping for the maintaining and monitoring of critical areas. No critical aquifer resource has been identified in the Snohomish planning area.

As development has occurred on sites with critical areas, the City has obtained control of the critical area portions of these sites, either by easement or fee simple ownership, as appropriate. Many of these areas are not designated open space on the land use plan, but do provide open space benefits as well as provide protection for critical areas and their buffers.

The streams in the City's planning area have been unevenly impacted by development. Some are relatively unaltered along portions of their reach and are completely channelized in others.

### **The City's Best Available Science Program**

In 1999 Chinook salmon were listed as a threatened species under the Endangered Species Act (ESA). At the same time the State required that cities adopt new critical area regulation and that they be based on "Best Available Science," in part to respond to this listing.

The City also faced a not unique set of circumstances as it studied watershed resource protection measures. Watersheds in the City of Snohomish UGA are not in pristine condition but are greatly altered by human habitation and activity. To properly prioritize protection and restoration measures for these watersheds it was necessary to identify and quantify existing

watershed conditions and then identifies a vision for a restored properly functioning watershed system.

It was also necessary to prioritize City protection and restoration efforts in the context of the larger regional salmon restoration effort. Two important salmon habitats, the Snohomish River and the Pilchuck River lie adjacent the City. The City has considerable land holdings along the riverbank, especially the Snohomish River where these efforts could be focused.

The City is responsible for wastewater management, road and park maintenance, public construction projects and for permitting of development on private property, all potentially affecting the watershed.

In order to focus limited resources most cost effectively in addressing habitat protection, restoration, and watershed management, the City embarked on creation of an ESA strategy in 2001. Working with a consultant specializing in fisheries habitat protection and restoration, the City created a holistic approach to watershed management in cooperation with NOAA Fisheries personnel.

The initial aim of the City's ESA strategy development was to gain formal acceptance from NOAA Fisheries and approval of certain activities under the 4(d) limitations on take. However, because the City would be one of the first to request such an approval there would have been a high monetary cost to meet the requirements of the federal process. There would also be a high potential for the City to become the target of unfriendly lawsuits as the City would have been one of the first to submit a holistic ESA strategy for approval. For these two reasons it was determined not to make such a request initially.

The goals of the draft ESA strategy are:

- Guide the City's compliance with multiple federal and state environmental regulations—including the ESA, the Clean Water Act, the Growth Management Act and the Shoreline

Management Act—all in one integrated strategy.

- Protect and restore the City’s streams, wetlands and riverfront to maximize their habitat value while recognizing the constraints of an already developed urban area, competing growth management mandates, and other City goals.
- Provide property owners with greater regulatory certainty and options for environmental mitigation for potential development.
- Provide the City the option to pursue an exemption from the ESA’s prohibition against take, which is available under special regulations that the National Marine Fisheries Service (NMFS) issue for listed Puget Sound Chinook salmon.

In addressing these goals, the ESA strategy reviewed seven categories of City activities in the following general priority order:

- Development regulations: buffers, stormwater standards and other issues.
- Habitat acquisition and restoration.
- Maintenance of park and riverfront property.
- Stormwater management programs and projects.
- Pilchuck Dam, operations and improvements.
- Technical assistance for community-based stewardship.
- Road and other public works maintenance.

The ESA strategy developed for the City has been proposed to be adopted by City Council to provide the Best Available Science basis for habitat protection, restoration, and priorities in our Critical Areas Ordinance (CAO). The most important issues addressed by the ESA strategy are:

- Buffers and other protective measures for streams and wetlands.
- Stormwater standards for development.
- Habitat improvement projects.
- Maintenance of riverfront property.

Other significant issues in the ESA strategy are:

- Surface water management programs (capital projects, inspections, maintenance, education, etc.).
- Pilchuck Dam operations and capital improvements.
- Best Management Practices for maintaining City parks, roads and utilities.
- Promotion of community based stewardship.

The most important habitats in the City for salmon are identified as the Pilchuck and Snohomish Rivers as well as the Cemetery Creek corridor which has habitat restoration potential in the lower reach of the watershed. The watershed has the capacity for future restoration once significant obstacles are removed. These obstacles include major capital highway expenses in order to achieve this community long term vision.

The ESA strategy is based on a detailed technical study of current watershed conditions and latest scientific judgment about what conditions constitute properly functioning conditions in terms of fisheries.

It is the intention of the City to improve the health of the watersheds in terms of the needs of salmon this will also improve the watershed health in terms of all other environmental measures.

One of the key elements of the strategy is to focus restoration and protection efforts in areas identified where there will be the greatest return. It is also a key element that where restoration and protection efforts result in neutral returns, maximum urban development should be allowed to reduce pressure on more important natural

resources while minimizing the cities urban footprint to the extent possible.

In order to facilitate and promote protection and restoration, the strategy recommends tradeoff of development potential against protection measures for the benefit of the property owners involved and the overall health of the watershed.

Maps EP 11-3 through EP 11-14, identify the key stream and wetland resources in each watershed in the City's UGA.

The ESA strategy has been proposed to be adopted by City Council and will serve to guide the basis for identification of streams and wetland types, and establishes the buffer area requirements by streams types and in some cases by reach of stream in a watershed. It also provides the Best Available Science basis for typing and buffer requirement that will be established in the Land Use Development Code and Critical Areas Ordinance.

## **Stream and Wetlands Classification**

### **Stream Classification**

The stream mapping contained in these sections was taken from the City's ESA strategy. Maps use the states recommended stream classification system that was developed in cooperation with effected Indian Tribes, the Departments of Fish and Wildlife, and Ecology to classify streams, lakes and ponds. (WAC 222-16-030)

A complete description of the stream classification system can be found in Appendix D in the ESA Strategy. The classification is generally as follows:

Type S Water All waters within their width, as inventoried as "shorelines of the state" under chapter 90.58 RCW and the rules promulgated pursuant to Chapter 90.58 RCW including periodically inundated areas of their associated wetlands.

Type F Water These are segments of natural waters other than Type S Waters, which are within defined channels and periodically inundated areas of their associated wetlands, or

within lakes, ponds, or impoundments having a surface areas of 0.5 acres or greater at seasonal low water and which contain fish habitat or are diverted for domestic use, fish hatcheries, campgrounds, or channel features used by fish for off-channel habitat.

Type Np Water All segments of natural water within defined channels that are perennial non fish habitat streams. Perennial streams area waters that do not go dry any time of a year of normal rainfall.

Type Ns Water All segments of natural waters within defined channels that are not Type S, F, or Np waters. These are seasonal non fish habitat streams in which surface flow is not present for at least some portion of a year of normal rainfall and not located downstream from any reach that is a Type Np Water. Ns Water must be physically connected by an above ground channel system to Type S, F, or Np Waters.

## **Wetlands Classification**

The wetland classification used for both the ESA Strategy Maps and the maps in this chapter are based on the City system also found in Appendix D of the ESA strategy. However, wetlands associated with streams, as discussed above, are classified by the stream classification system.

### **Blackmans Lake**

This sixty acre lake located in the central area of the City is an important resource which has value for both the City natural system and for recreation and open space. The lake was recently annexed into the City of Snohomish. As are many similar situations in the Northwest, the natural aging of the lakes beautification is being speeded up by the effects of surrounding urbanization. The current ESA strategy addresses the City's approach towards the lake's surrounding environment.

The Blackmans Lake Restoration Study to the City Council in March 1994 made the following recommendations to preserve the watershed quality

The following policies will be included in the development of the critical areas ordinance:

- Reduce external nutrient loading in the long term to the maximum extent practicable.
- Decrease the occurrence of algal blooms.
- Lower whole-lake mean phosphorus concentrations during the summer to below 25 milligrams per liter.
- Maintain summer mean transparency at a minimum depth of 3 meters as measured with a Secchi disk.
- Reduce internal nutrient loading.
- Allow activities within the watershed that enhance human use and enjoyment (e.g., residential development, recreational improvements) while protecting water quality and fish and wildlife habitat.

Lake protection and enhancement strategy:

- Focus the watershed action program on drainage controls and encouraging best management by residential property owners, developers, livestock managers, and commercial businesses. Protecting water resources is largely a management issue; encourage good land management through education, technical assistance, example, and, in some cases, by regulation.
- Include all types of land uses and a diversity of methods in the watershed/lake-shore action program. General information and technical assistance should target:
- Environmental education of single family residences on the lake shoreline.
- Environmental education of recreational users.

### **Floodplains**

The Snohomish River floodplain lies to the south of the City and the Pilchuck River adjacent to the City limits. In both floodplains

considerable development and platting has occurred, though much more development has occurred in the Harvey Airfield area in the Snohomish River floodplain. In addition, both the City and County have granted plats in these two floodplains, as early as the 1890's.

Only a small portion of the Snohomish River floodplain is in the current City limits and has impacts on properties. The same is true of the Pilchuck River floodplain. The Pilchuck River floodplain area is not included in the City UGA, except where it is already in the City limits.

The Snohomish River floodplain area is included in the City UGA where it is within the City limits and in the Harvey Airfield area which is already heavily developed.

The City and County floodplain regulations do not prohibit development but do require that any allowed development be flood proofed to one foot above the base flood elevation. Both the City and County have adopted ordinances which meet the current Federal Floodplain Emergency Management Agency (FEMA) requirements. New FEMA guidelines and regulation are anticipated to be developed in 2005 for GMA adoption at the county and local levels.

### **Shoreline Management Designations within the UGA**

The City has an adopted Shoreline Management Master Plan for regulated water bodies in the City limits. State law also allows predesignation of shoreline environments within the UGA by the City with DOE approval of the amendments to the City's Shoreline Master Plan. This process will be part of the 2005 GMA update. As areas within the UGA are annexed, the City environmental designations and shoreline master plan policies and regulations will apply.

### **Resource Lands**

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Both the Snohomish River and Pilchuck River flood plains are also the areas where the closest agricultural lands exist. These are excluded from the Urban Growth Area except where already developed or necessary for expansion of existing facilities.

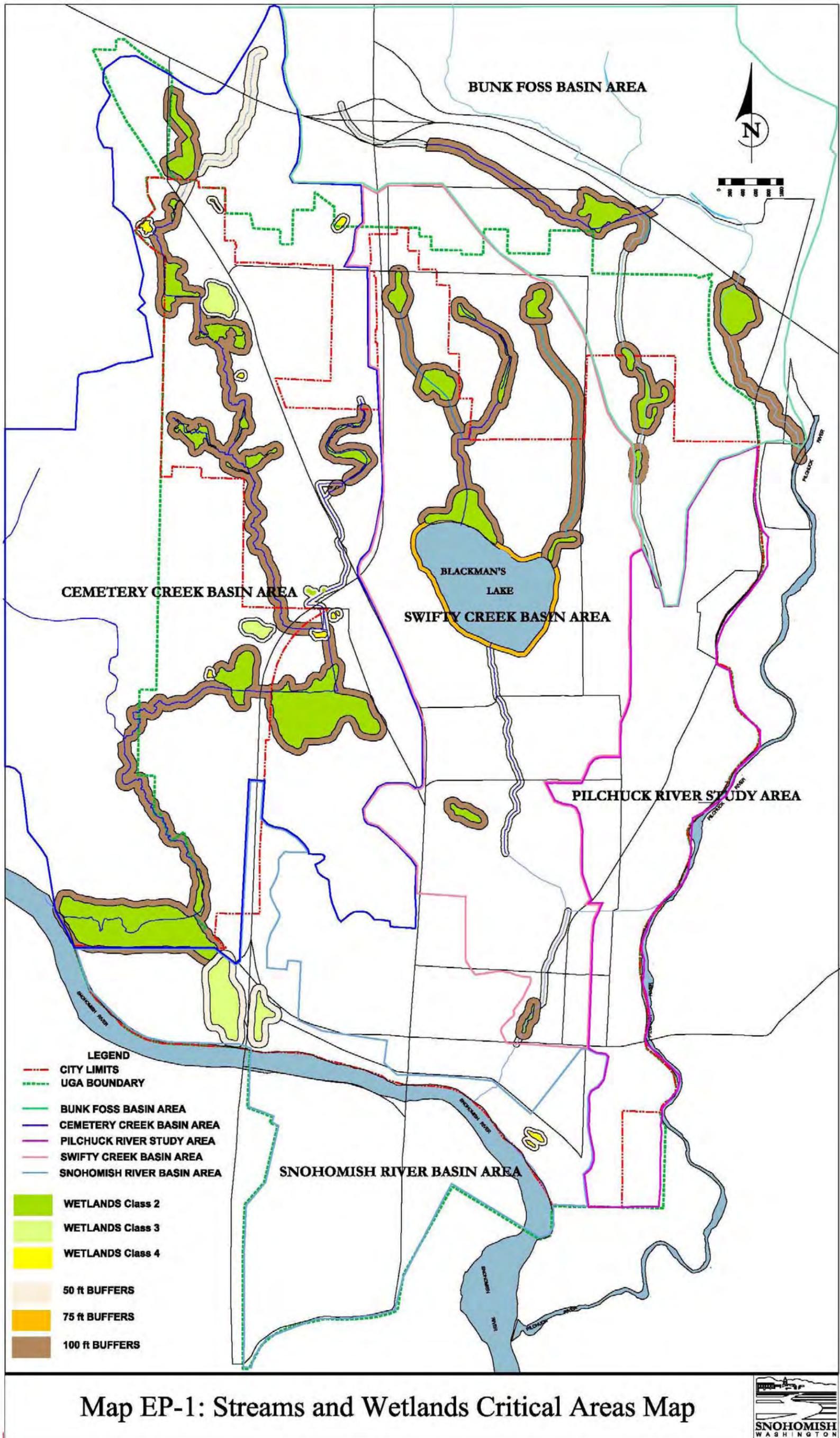
There are no commercially viable timber areas in Snohomish.

Several gravel mining operations exist in the UGA and will be permitted to continue until converted to urban uses under an approved reclamation plan.

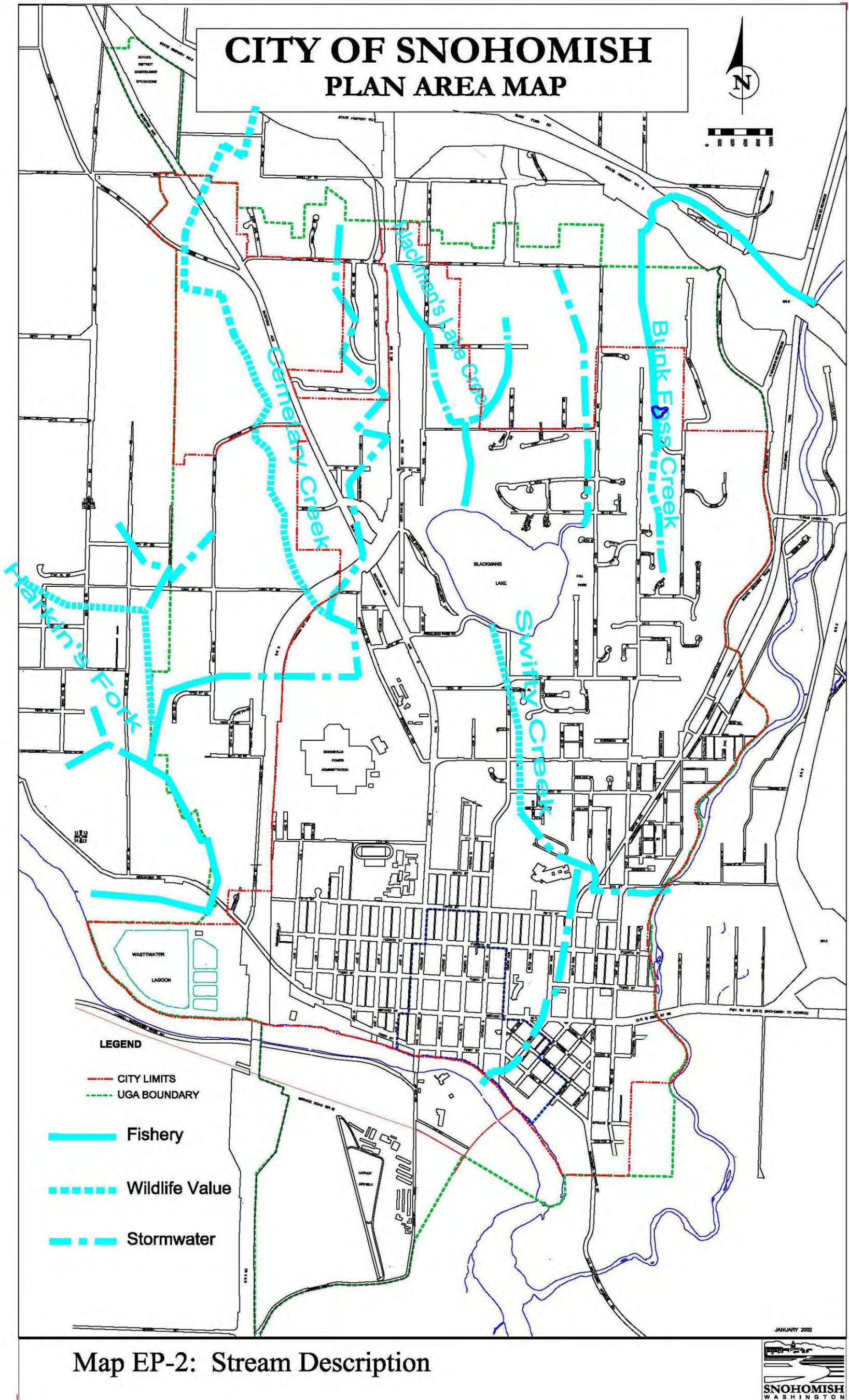
### **Ground water and aquifer protection.**

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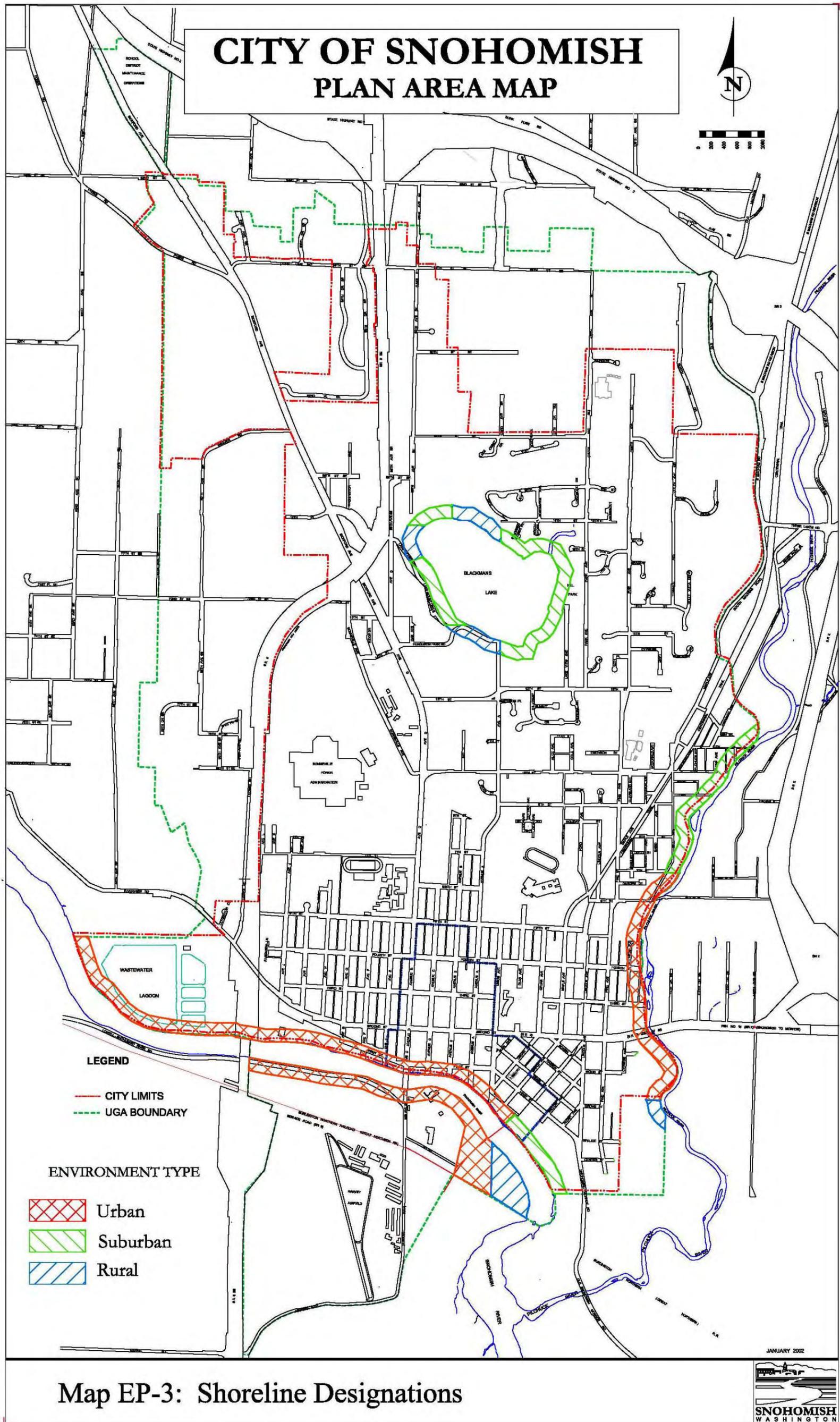
No ground water in the Snohomish UGA is used for a public water supply.







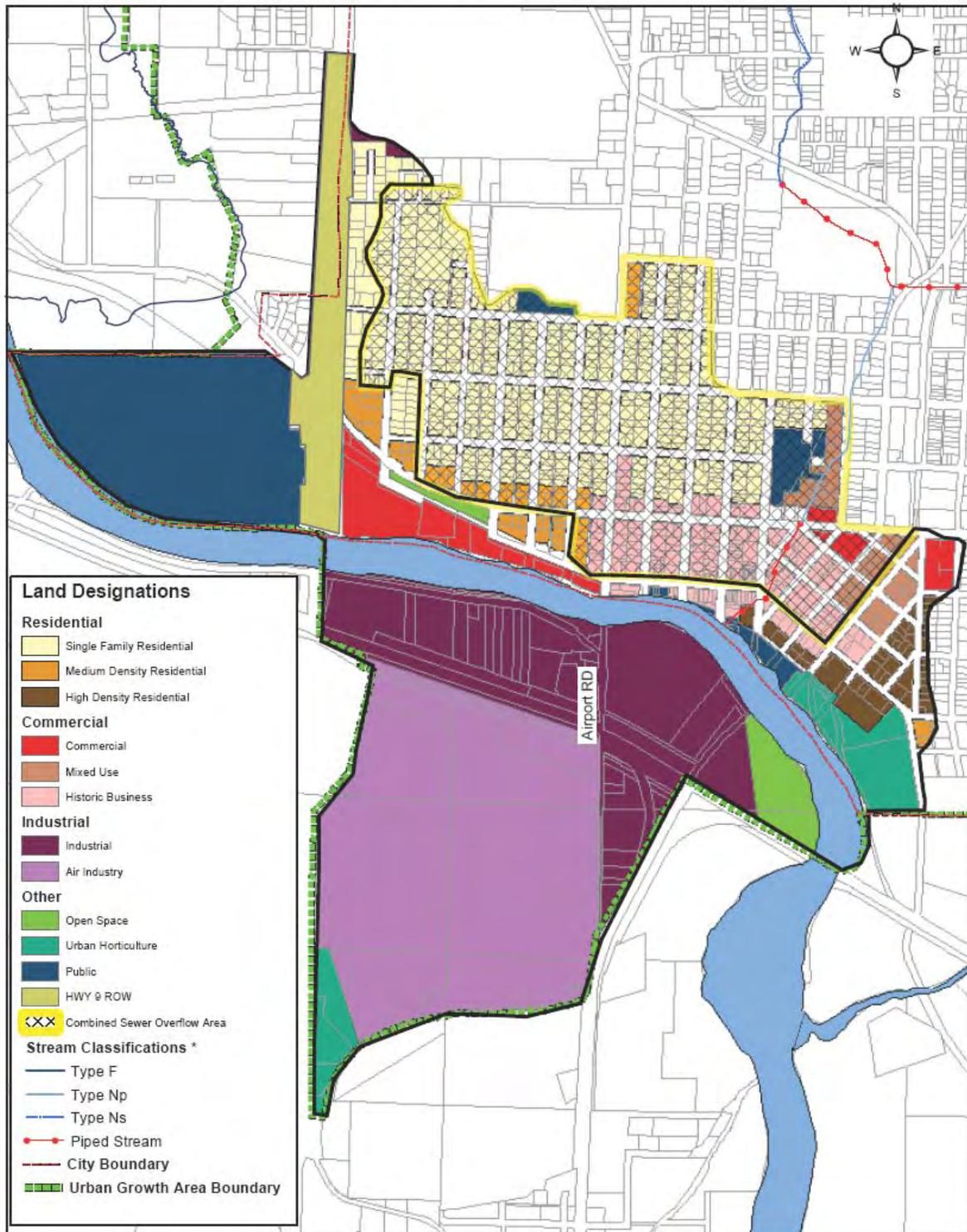




Map EP-3: Shoreline Designations



# Snohomish River Study Area: Designated Land Uses



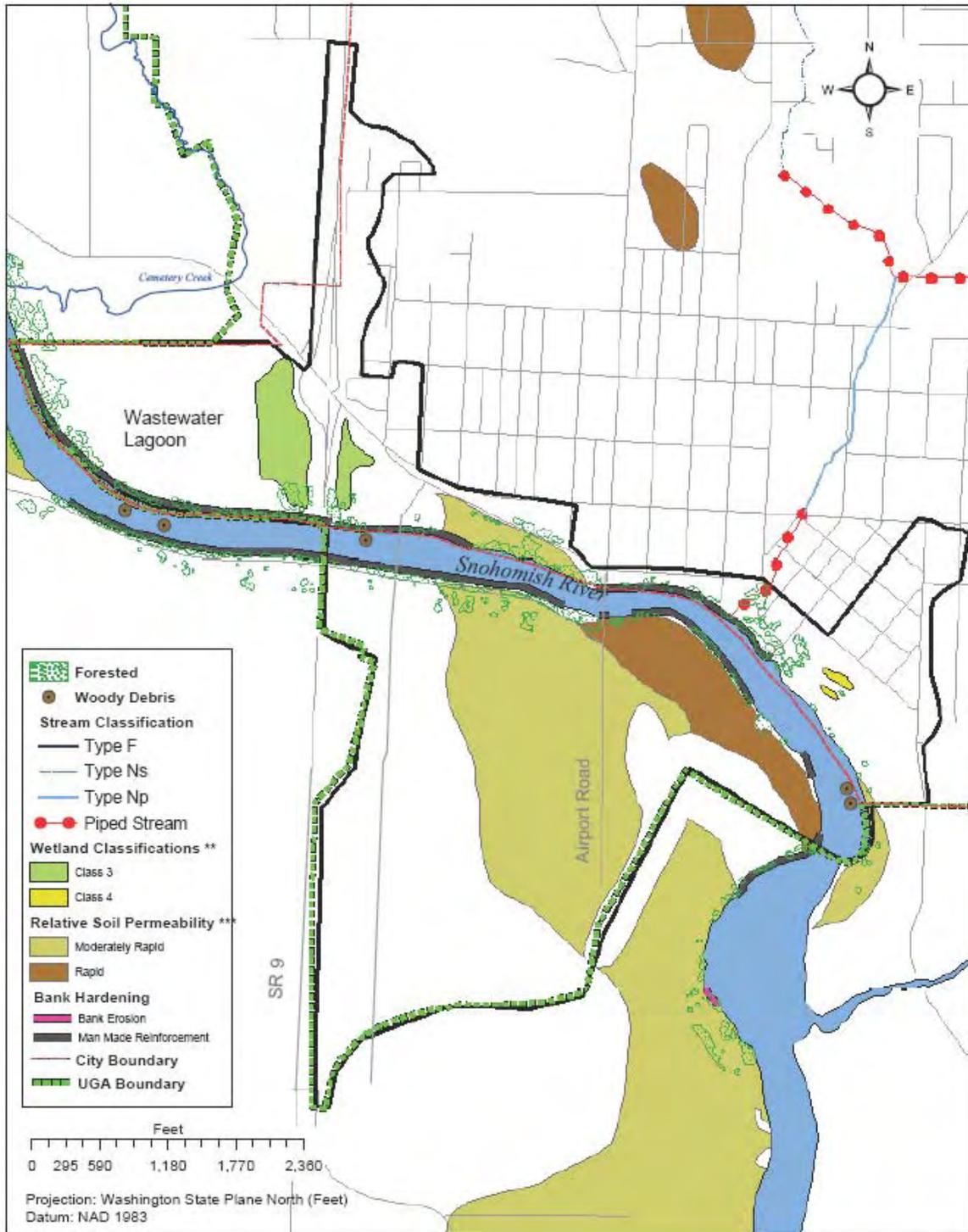
0 295 590 1,180 1,770 2,360  
 Feet  
 Projection: Washington State Plane North (Feet)  
 Datum: NAD 1983

\* Stream classifications per WAC 222-16-030 (see Appendix D). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach

Figure II-1



## Snohomish River Study Area: Key Natural Resources

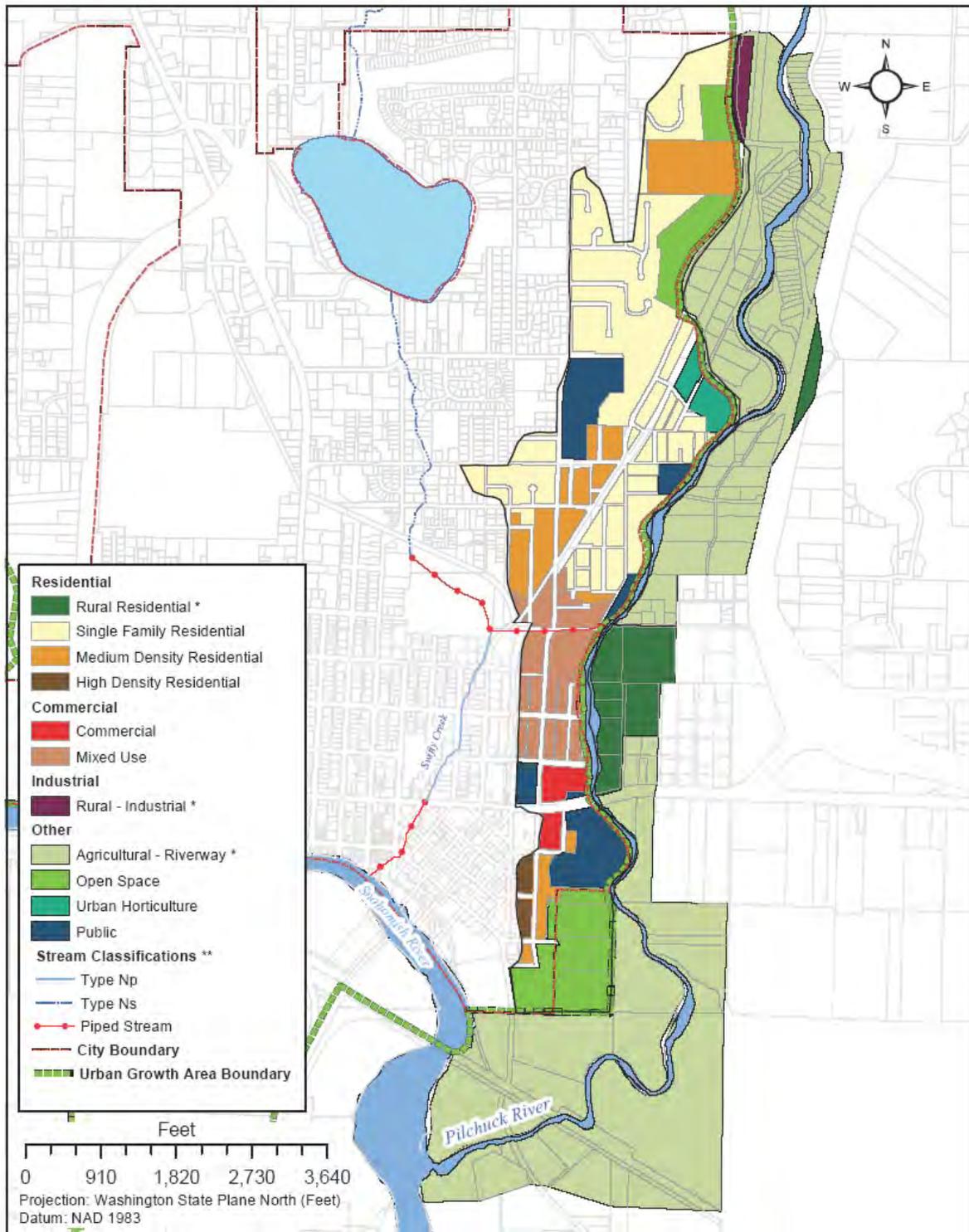


\* Stream classifications per WAC 222-16-030 (see Appendix C). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach.  
 \*\* Wetland classifications per SMC 14.51.070 (see Appendix C).  
 \*\*\* Relative soil permeabilities were derived from the Soil Survey of Snohomish County Area, Washington USDA NRCS 1983 (rapid and moderately rapid permeable soils were the only soils considered).

Figure II-2



## Pilchuck River Study Area: Designated Land Uses



\* As designated by Snohomish County  
 \*\* Stream classifications per WAC 222-16-030 (see Appendix D). Type F streams include areas above boikages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach

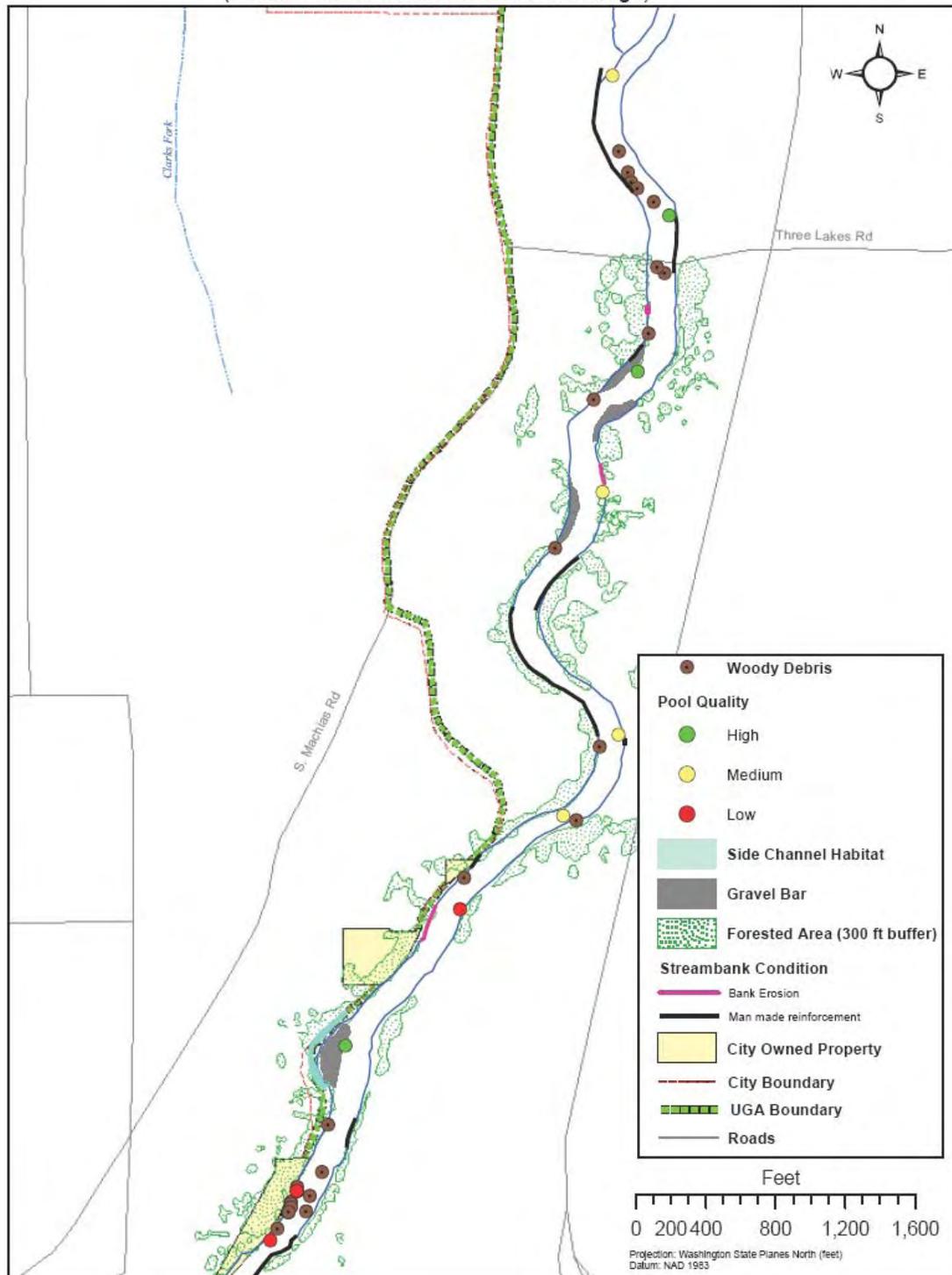
Steward and Associates 2004

Figure II-3



# Pilchuck River Study Area\*: Key Natural Resources

(Bunk Foss Confluence to 6th St. Bridge)



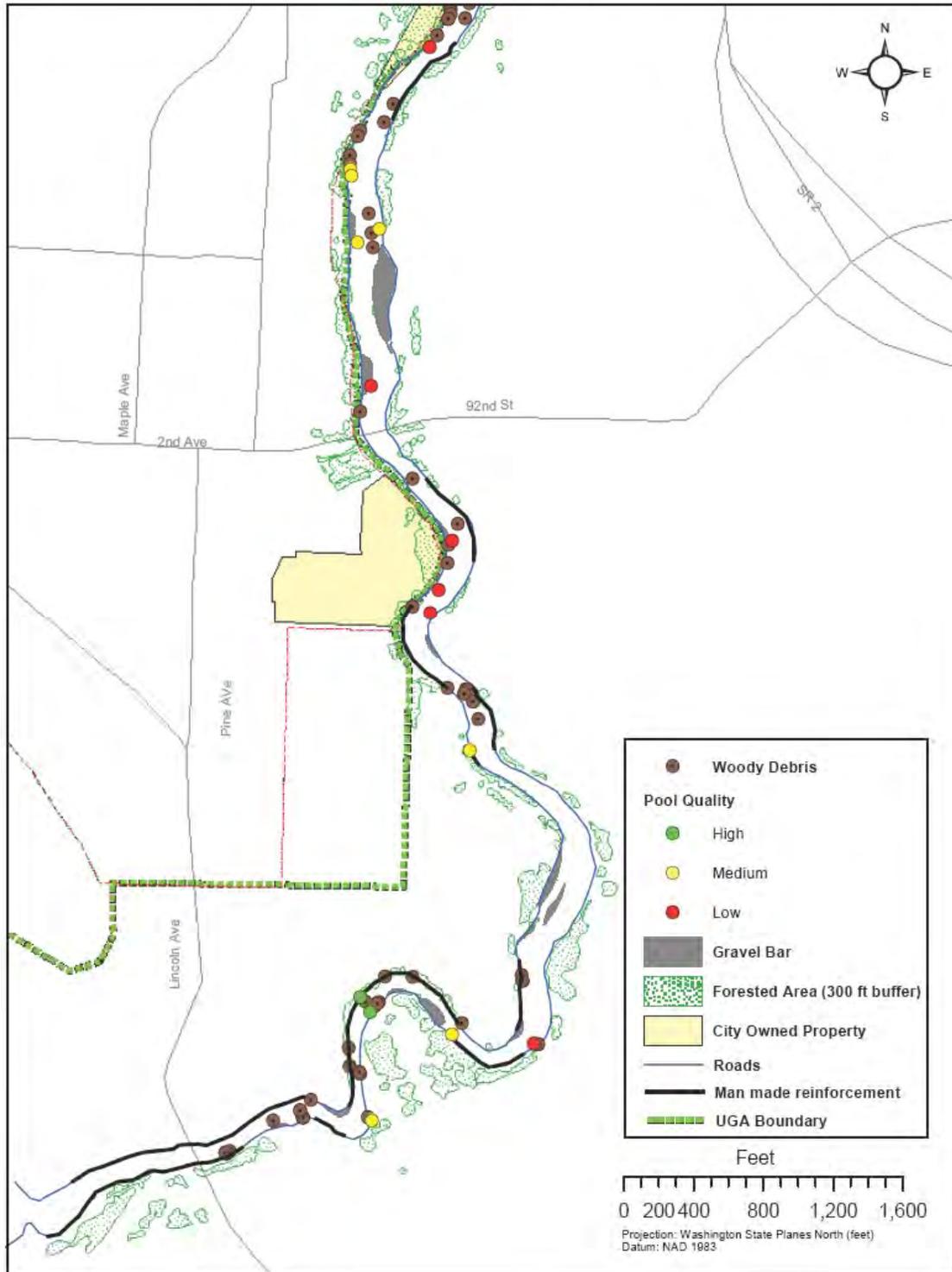
\* River width not to scale

Steward and Associates 2004

Figure II-4



## Pilchuck River Study Area \*: Key Natural Resources (6th St. Bridge to Mouth)



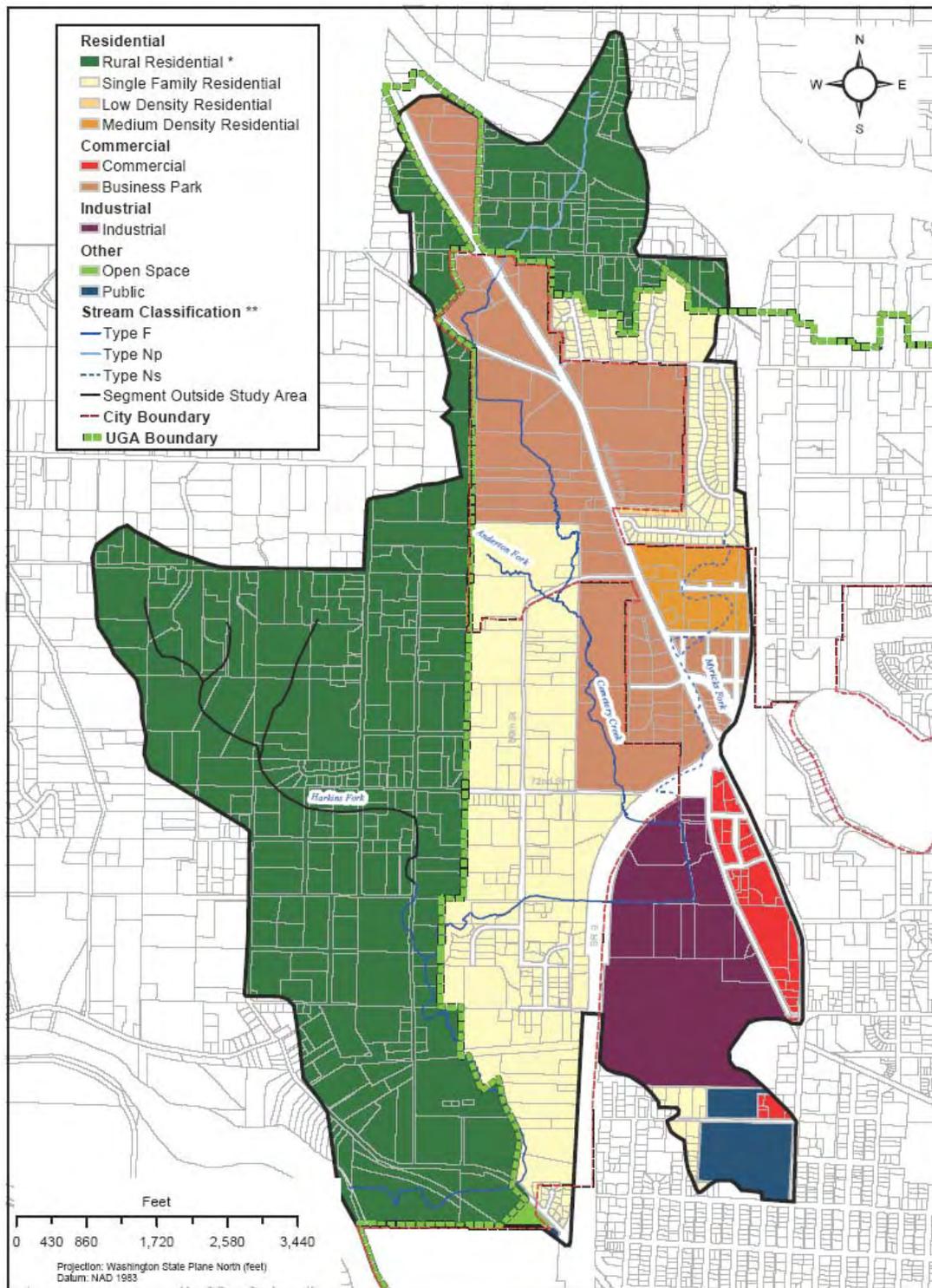
\* River width not to scale

Steward and Associates 2004

Figure II-5



# Cemetery Creek Basin: Designated Land Uses

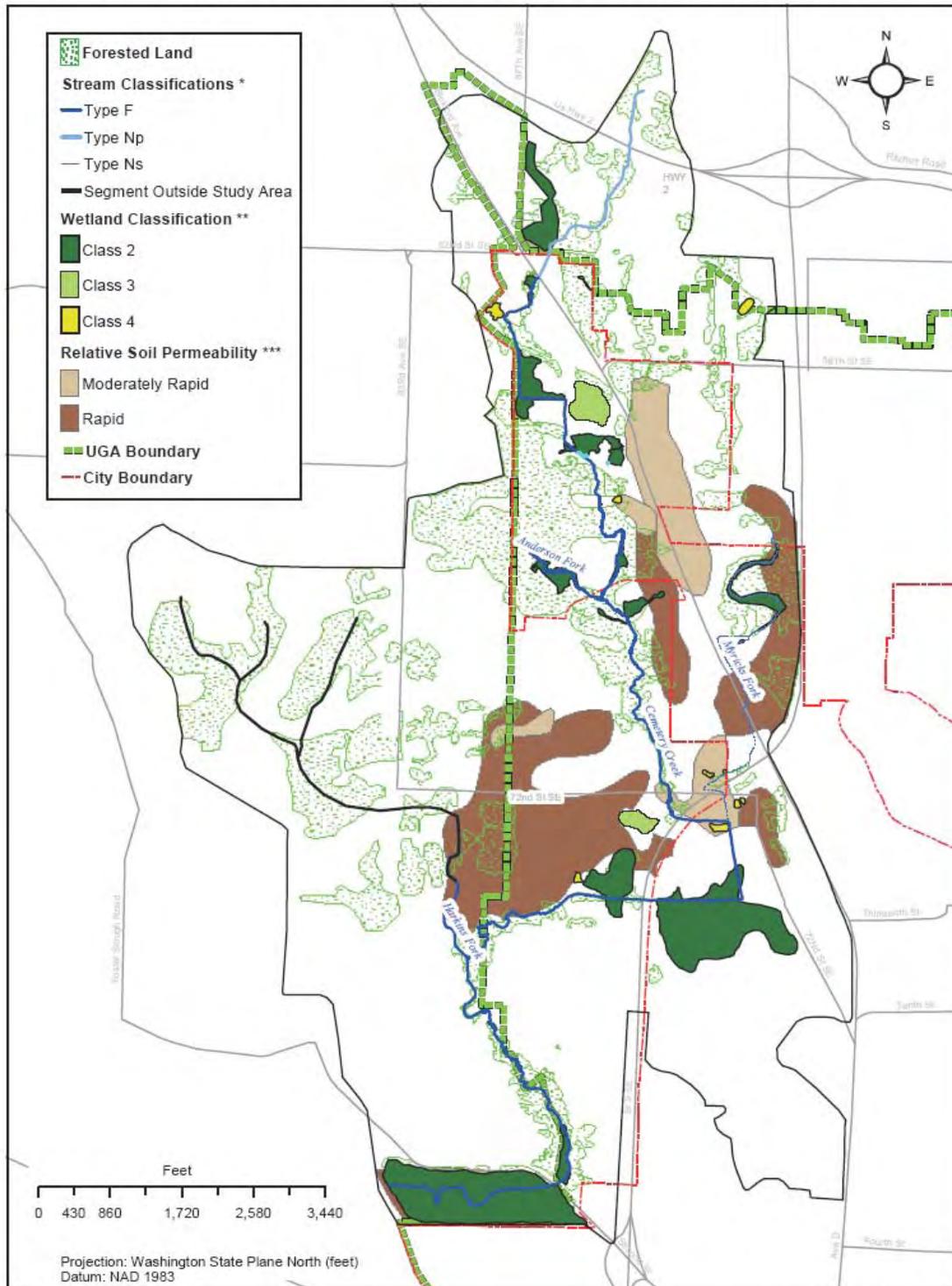


\* As designated by Snohomish County  
 \*\* Stream classifications per WAC 222-16-030 (see Appendix D). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach

Figure II-6



## Cemetery Creek Basin: Key Natural Resources

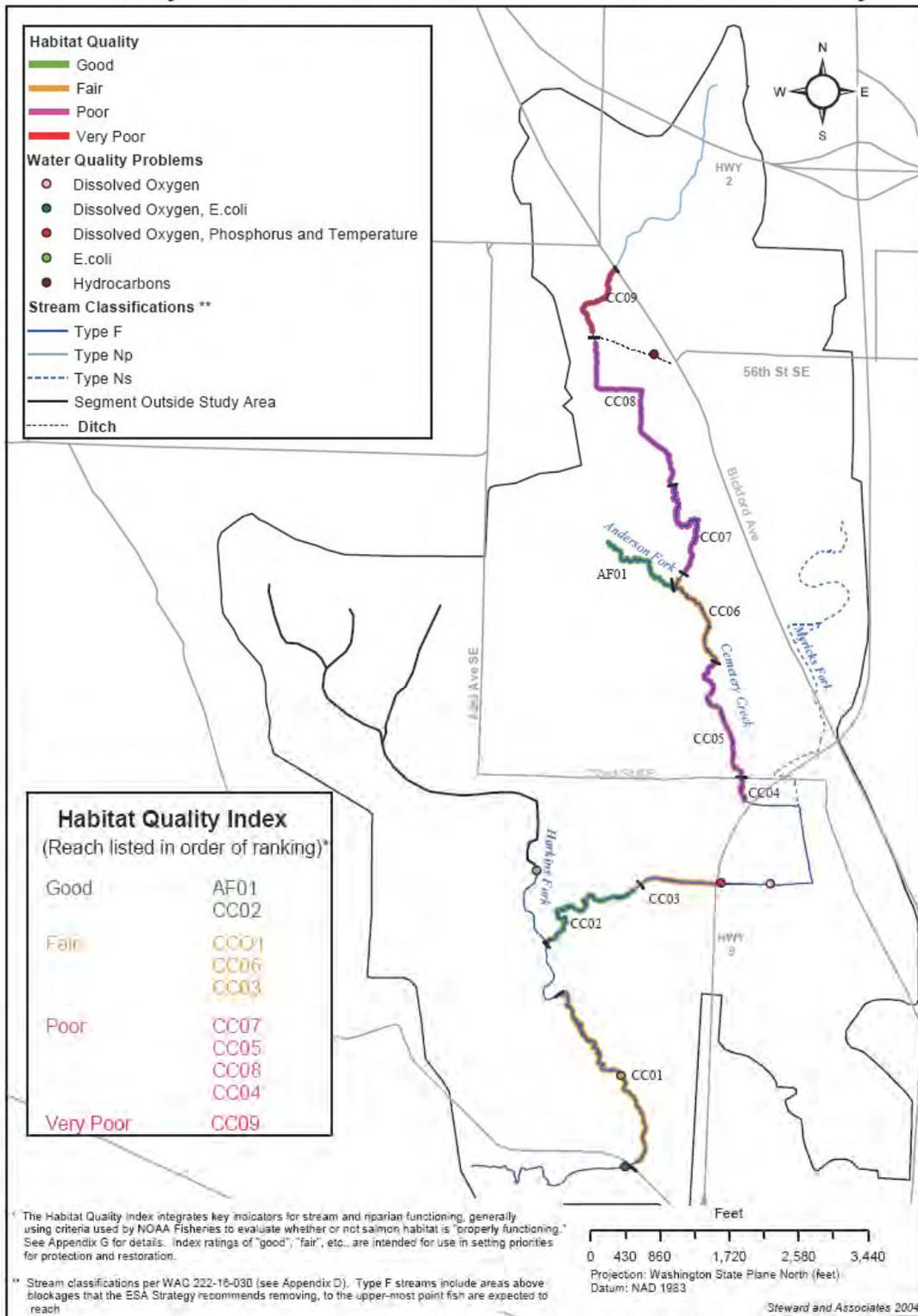


\* Stream classifications per WAC 222-16-030 (see Appendix D). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach  
 \*\* Wetland classifications per SMC 14.51.070 (see Appendix C)  
 \*\*\* Relative soil permeabilities were derived from the Soil Survey of Snohomish County Area, Washington USDA/ NRCS 1983 (rapid and moderately rapid permeable soils were the only soils considered)

Figure II-7



# Cemetery Creek Basin: Habitat and Water Quality



Portions of Cemetery Creek were not assessed because these sections did not represent a true stream channel or access to the stream was denied. Stream sections not considered to be a true stream channel included portions of the stream that flowed through associated wetlands, tidally influenced areas, or areas affected by beaver activity. Harkins Fork and Cemetery Creek above Bickford Avenue were not assessed since they are located outside the UGA.

Figure II-8



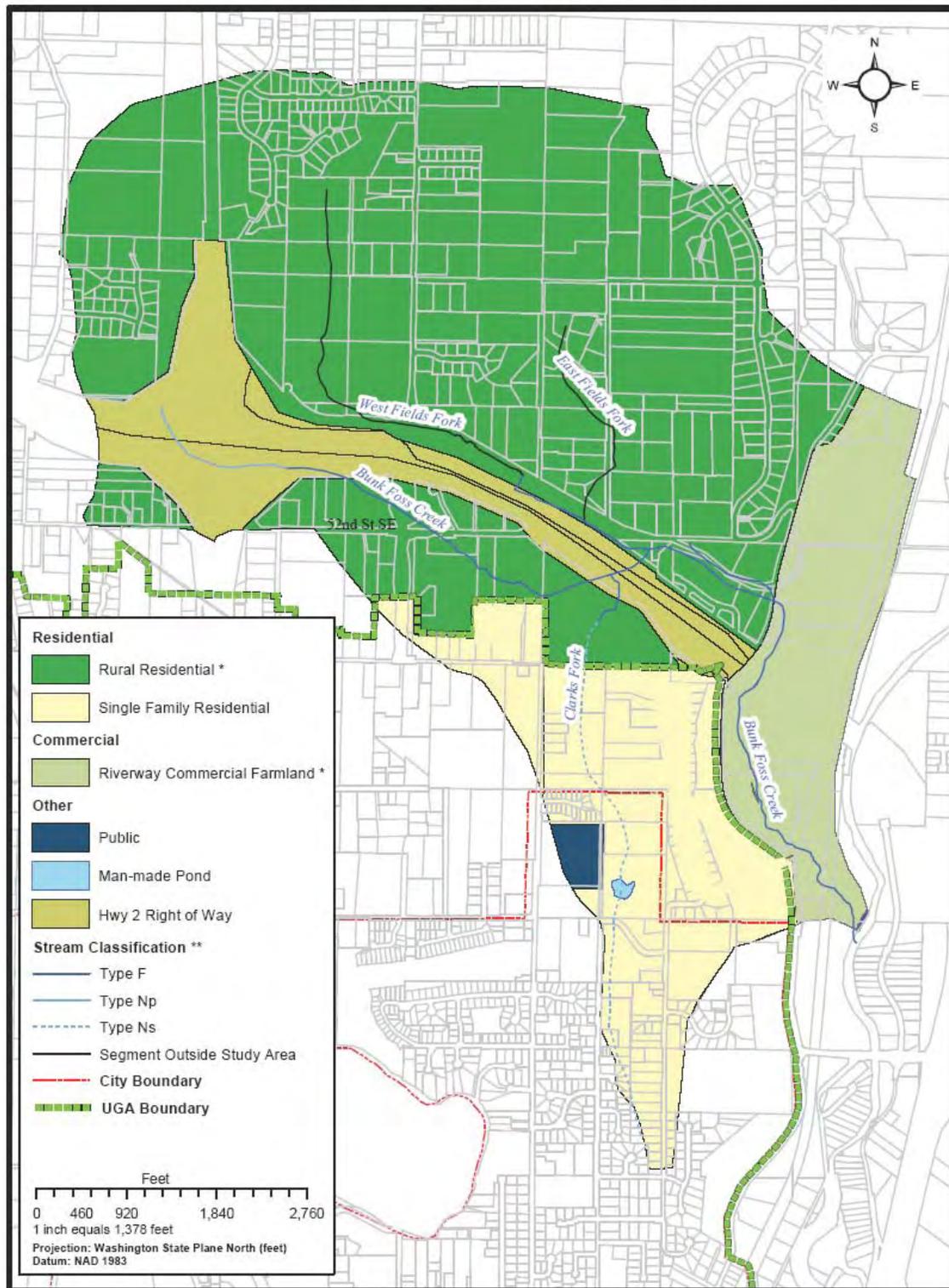
# Cemetery Creek Basin: BPA Wetland Chemical And Nutrient Barriers



Figure II-9



## Bunk Foss Creek : Designated Land Uses



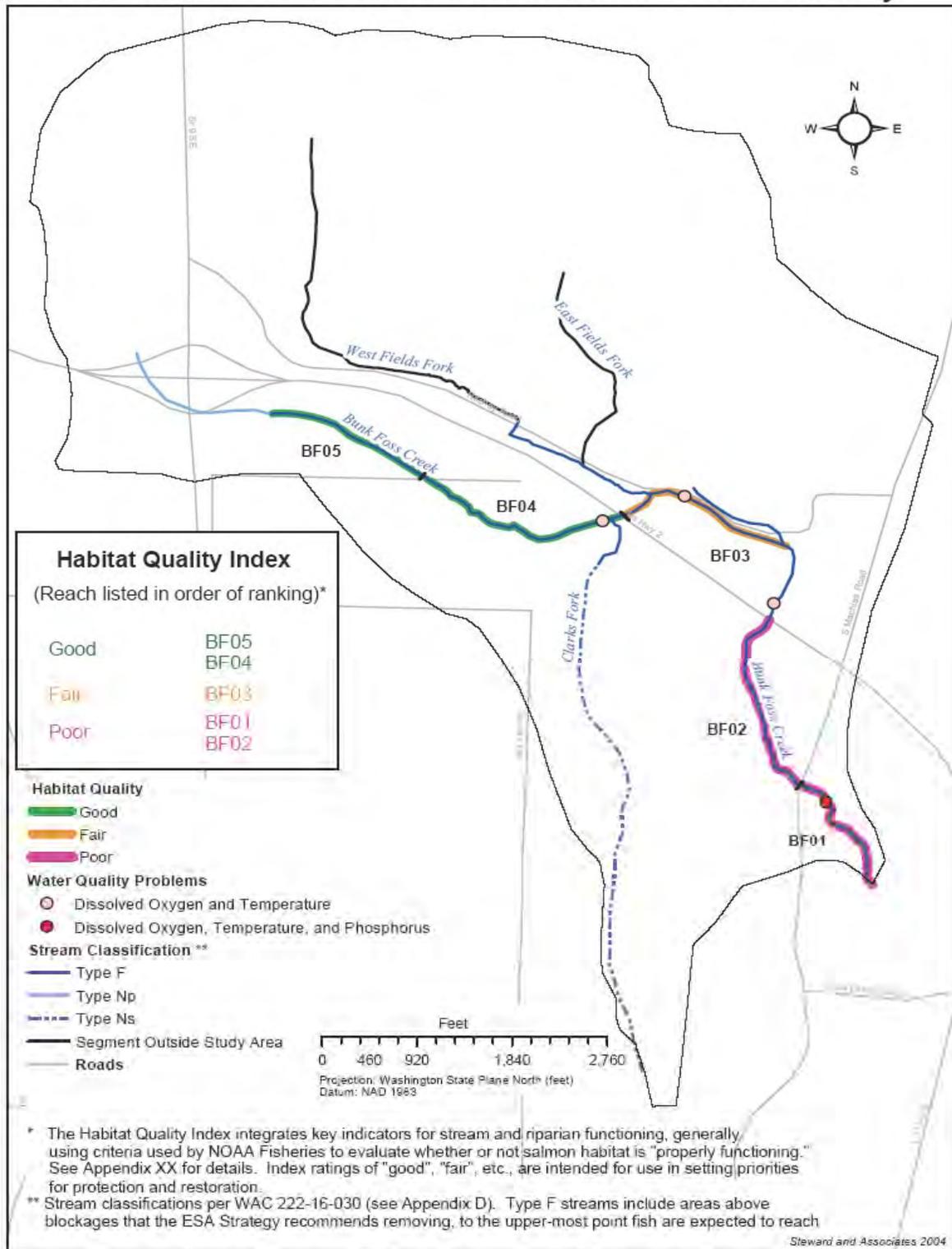
\* As designated by Snohomish County  
 \*\* Stream classifications per WAC 222-16-030 (see Appendix D). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach

Steward and Associates 2004

Figure II-10



# Bunk Foss Creek Basin: Habitat and Water Quality

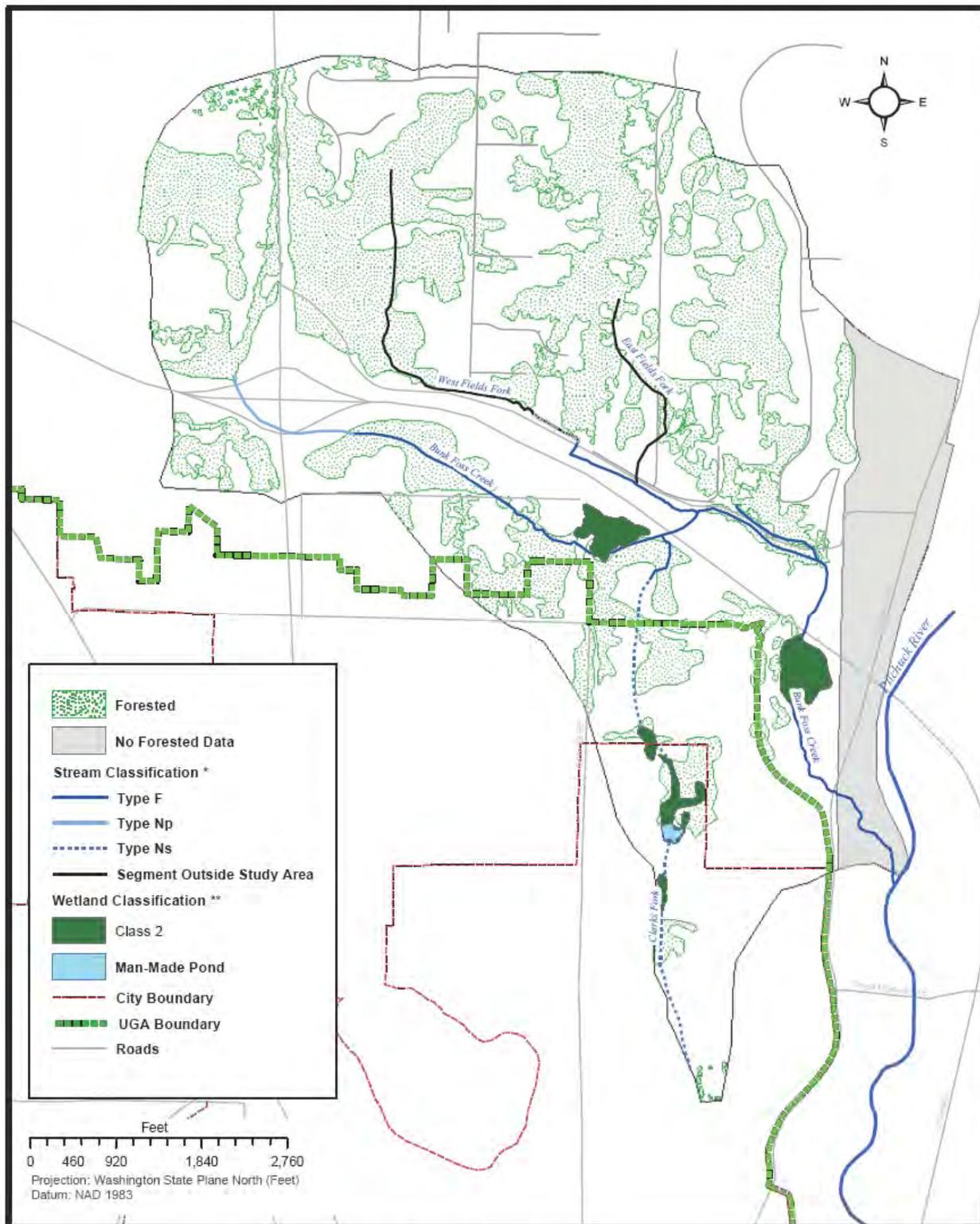


Portions of Bunk Foss Creek were not assessed because these sections did not represent a true stream channel, access to the stream was denied, or the segment was located outside the study area. The segment between BF02 and BF03 was influenced by beaver activity and did not represent a true stream channel. Access was denied in lower Collins Creek. Upper Collins Creek was associated with a wetland and did not represent a true stream channel. The tributaries of Bunk Foss, north of Highway 2, were considered outside the study area.

Figure II-11



## Bunk Foss Creek Basin : Key Natural Resources

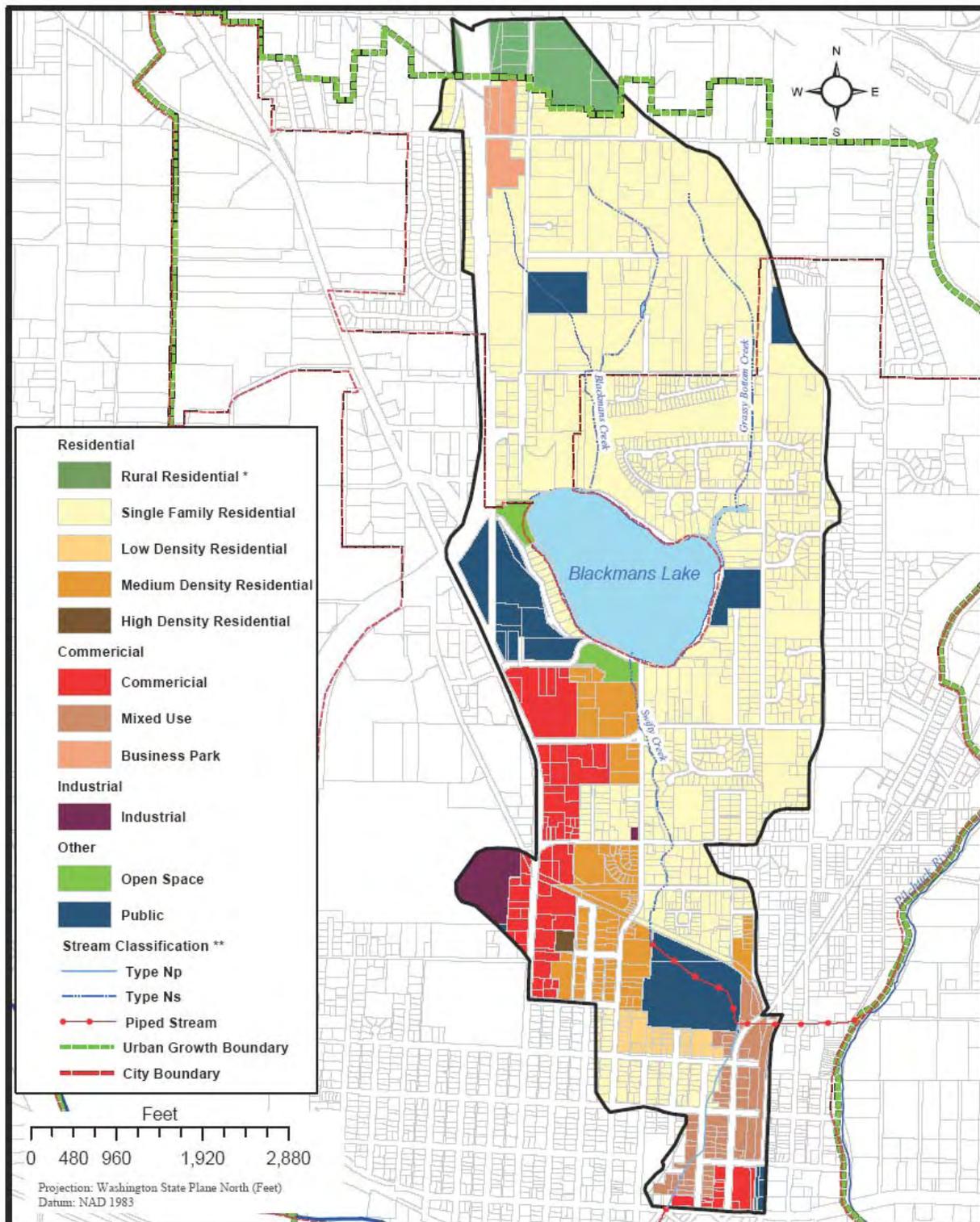


\* Stream classifications per WAC 222-16-030 (see Appendix xx). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach  
 \*\* Wetland classifications per SMC 14.51.070 (see Appendix xx)

Figure II-12



## Swifty Creek Subbasin: Designated Land Uses

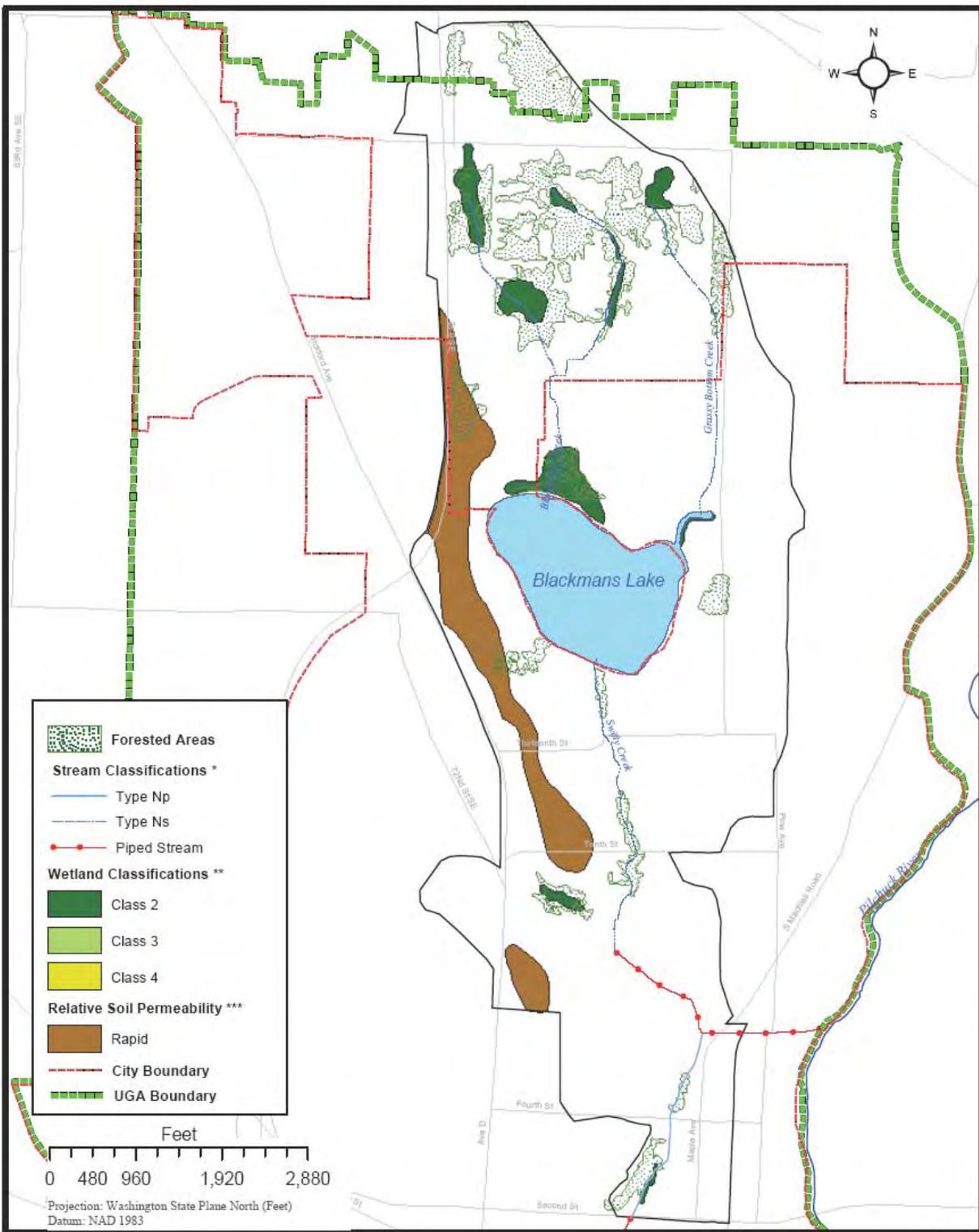


\* As designated by Snohomish County  
 \*\* Stream classifications per WAC 222-16-030 (see Appendix D). Type F streams include areas above blockages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach

Figure II-13



## Swifty Creek Subbasin: Key Natural Resources



\* Stream classifications per WAC 222-16-030 (see Appendix xx). Type F streams include areas above brookages that the ESA Strategy recommends removing, to the upper-most point fish are expected to reach  
 \*\* Wetland classifications per SMC 14.51.070 (see Appendix xx)  
 \*\*\* Relative soil permeabilities were derived from the Soil Survey of Snohomish County Area, Washington USDA/ NRCS 1983 (rapid and moderately rapid permeable soils were the only soils considered)

Steward and Associates 2004

Figure II-14



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## ENVIRONMENTAL PROTECTION GOALS AND POLICIES

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**GOAL EP 1:** **Maintain the standard of protecting private and public investments on or near critical areas which may be potentially damaged or destroyed because of such proximity in accordance with the principles WAC 365-195-920.**

**Policies:**

**EP 1.1:** Maintain a practice of regulating development activity in critical areas through the land-use development and permitting process and encourage an effective adaptive management program that relies on scientific methods to evaluate how well regulatory and non-regulatory actions will achieve their objectives.

**EP 1.2:** Implement a practice that an engineering report and site evaluation may be required for areas not indicated on existing critical area maps to be geologic hazard areas based on historical indications of unstable soils and available information on the site and adjacent areas.

**EP 1.3:** Maintain a practice of protecting existing development in the vicinity of seismic areas by not allowing new development within seismic areas without adequate geotechnical analysis and engineered design.”

**EP 1.4:** Maintain a practice of regulating development in defined flood plains in order to minimize the loss of life and property damage and to prevent development that will increase flood hazards to other property owners. This will be done through adopted Flood Plain Development ordinances subject to Snohomish’ County’s flood plain mapping and new FEMA designations scheduled for adoption in 2005 under the County’s Shoreline Master Program revisions.

**EP 1.5:** Maintain a practice of adopting and implementing regulations for development in flood plains which will meet Federal Emergency Management Agency (FEMA) guidelines so City residents and property owners in flood plains within the City limits will be eligible for FEMA insurance.

**EP 1.6** Implement a practice of using the updated 2005 City of Snohomish information from the Steward & Associates Study (May 2004) or other applicable agencies studies or documents as our Best Available Science data in the Title 14 Critical Areas Ordinance.

**GOAL EP 2:** **Maintain the standard of identifying, retaining, and managing where appropriate, the important natural biological and physical functions that keeps critical areas in the City a benefit to the community rather than allowing them to become a hazard and liability.**

**Policies:**

- EP 2.1:** Implement a practice of using Best Available Science to identify and classify critical areas to help maintain natural systems and avoid development in areas that are hazardous.
- EP 2.2:** Waters of statewide significance will be regulated under the City's Shoreline Management Plan in accordance with our Best Available Science data (BAS).
- EP 2.3** Maintain a practice that vegetation buffers will be required to protect wetlands, lakes, and stream corridors using species approved from the City's approved tree and plants list. Their composition and size will depend on the land use intensity and class of wetland or streams to be protected.
- EP 2.4** Maintain a practice of classification of wetlands and streams along with recommended protection and restoration measures in City watersheds that are based on our Best Available Science (BAS).data
- EP 2.5:** Maintain a practice of the identification of geologically hazardous areas and areas within a flood plain for comprehensive planning purposes will be based on Best Available Science as determined by the State or Federal Agency responsible. For specific development proposals best available science will be used to locate and assess hazards for each site.
- EP 2.6:** Implement a practice that protects existing development in the vicinity of seismic hazards by not allowing new development within seismic areas to occur without adequate geotechnical analysis and engineered design.
- EP 2.7:** Maintain a practice that the City will map slopes of 40 percent or greater and areas with erosion, landslide hazard potential and seismic hazard areas. The degree of hazard will depend on the composition of the soil and degree of slope as determined by soil studies, state geologic study maps, and the City's topographic maps.
- EP 2.8:** Maintain a practice that Flood hazard determination will be based on Federal Emergency Management (FEMA) Flood Insurance Rate maps prepared by the Army Corps of Engineers in coordination with Snohomish County's 2005 planning process.
- EP 2.9:** Implement a practice that the City will use Critical Area Determination Maps using competent sources at a scale to identify critical areas for property owners who wish to develop or manage their property.
- EP 2.10:** Maintain a practice that the Critical Area Determination Maps will be amended by City staff based on information submitted by competent sources and based upon Best Available Science at the time.
- EP 2.11:** Maintain a practice that the City will endeavor in the short term that there is no net loss of wetlands function and values, and in the long term there is a measurable gain of wetlands functions and values. The strategy to achieve this aim is contained in the City's Best Available Science (BAS) policies of our Critical Areas Ordinance.

- EP 2.12:** Maintain a practice that the City will promote regulations pertaining to the protection of critical areas and that it is enforced through adequate water quality monitoring programs and through the use of Best Management Practices for maintenance in these areas.
- EP 2.13:** Implement a practice that the City will promote innovative development designs to avoid adverse impacts on wetland and stream systems.
- EP 2.14:** Implement a practice that the City will promote innovative mitigation programs to avoid minor impacts on wetland and stream systems and increase functional values of the resource.

**GOAL EP 3: Maintain the standard that critical areas of significant size and function be protected under our Critical Areas Ordinance. An alteration or impact to a critical area must be mitigated and can only be an allowed use with an exemption granted as the result of a variance.**

**Policies:**

- EP 3.1:** Maintain a practice that the development in rivers and their buffers, lakes and their buffers, streams and their buffers and wetlands and their buffers are to be avoided. Development that complies with an approved critical areas study and mitigation plan may be approved if it complies with all other requirements and is consistent with our City's Best Available Science policies and recognized Best Management Practices (BMP's).
- EP 3.2:** Maintain a practice that any artificially created wetland which is not a mitigation requirement and any insignificant wetland will not be encroached upon until evaluated and determined to be consistent with the City's Best Available Science policies under the Critical Areas Ordinance (CAO) in Title 14.
- EP 3.3:** Maintain a practice that the mitigation of a wetland and its functions and values lost to development by creating a new wetland or enhancing an existing wetland should occur on the same parcel as the wetland lost to development. If offsite mitigation is necessary (due to the extent of the grading necessary to develop the subject property), there shall be no net loss of wetland function as a result. Replacement mitigation must be located within the same watershed drainage basin and be made according to Best Available Science (BAS) data.
- EP 3.4:** Maintain a practice that property owners will be allowed to transfer the density off of their critical areas to non-critical areas on their property site in preference to developing or encroaching into the critical area.
- EP 3.5:** Implement a practice that before development is allowed on property mapped as being a hazard area, a geotechnical engineer's report and site evaluation will be required that addresses site conditions prior to development and potential. Construction methods must address potential hazards to adjacent sites.
- EP 3.6:** Maintain a practice that setbacks from geologic hazard areas will be established and be related to the sensitivity of the hazard to disturbance.

**EP 3.7:** Maintain a practice that if the any floodplain areas were to be annexed into the City, the City's flood plain requirements will be applied to any new development or re-development.

1. A hydraulic report must be prepared for proposed development which assesses the potential impact on surrounding and downstream property users. Conditions may be placed on development in the flood plain based on the hydraulic report to mitigate potential negative impacts.
2. Any filling or grading proposed will be included in the Hydraulic report.

**GOAL EP 4: Maintain the standard of encouraging proper stewardship and protection of Critical Areas to optimize their potential benefit to the community and reduce potential negative impacts.**

**Policies:**

**EP 4.1:** Maintain a practice that fish and wildlife habitat conservation areas in the City of Snohomish and the Urban Growth Area are primarily contained within wetlands and stream corridors and are protected or managed as functions of these resources.

**EP 4.2:** Maintain a practice that the upland wildlife habitat areas will be protected in accordance with the Best Available Science standards in a manner that befits the sensitivity of the habitat species. To the extent required by the Endangered Species Act or other applicable statues, any such significant or listed fish habitat must be identified and assessed with biological assessments prior to the issuance of development permits.

**EP 4.3:** Maintain a practice that significant fish and wildlife habitats identified by any Federal or State resource agency which is concurred with by the City will be included on critical area maps and protected under CAO policies.

**GOAL EP 5: Maintain the standard of encouraging protection of natural systems to avoid the initial costs and the associated long-term maintenance of engineering solutions.**

**Policies:**

**EP 5.1** Maintain a practice that existing open storm water channels will not be substantially altered unless the alteration has been examined and is included in an approved program based upon the use of Best Available Science. Open space preservation, tree preservation and vegetation protection are to be encouraged in areas with a high potential for storm water runoff.

**EP 5.2** Maintain a practice that the Swifty Creek, Bunk Foss, Cemetery Creek, and their seasonal tributaries be monitored to preserve the existing water quality, turbidity, and temperature of the existing natural water systems from non point and degrading pollutant sources.

**EP 5.3** Maintain a practice that pervious surfaces be encouraged inside the community to reduce the possibility of flooding, allow for ground water recharge and infiltration, and serve to protect the environment.

**EP 5.4** Maintain a practice that land use regulations limit the extent of impervious surface for all consistent with the development intensity in order to promote efficient land use, stream and wetland protection, ground water recharge, and preservation of water quality in the watersheds.

**EP 5.5** Maintain a Best Management Practice that clearing and grading regulations be adopted and implemented to minimize the over all impact of development activity on the environment.

**GOAL EP 6: Maintain the standard of allowing legal existing structures and limited improvements in critical areas to continue and be maintained.**

**Policies:**

**EP 6.1:** Maintain a practice that existing permitted structures and improvements which do not meet the requirements set forth by the environmental protection policies in this Plan may continue and be maintained, but not increased in size. Owners of these structures will use Best Management Practices for maintenance of these structures around the critical areas.

**EP 6.2:** Maintain a practice that encourages water quality improvement and habitat restoration and enhancement projects (including new or improved structures) and their ongoing maintenance or stewardship.

**GOAL EP 7: Maintain the standard of encouraging the increase of public access to shorelines of statewide significance.**

**Policies:**

**EP 7.1:** Maintain a practice that the policies in a Shoreline Management program apply to any development which occurs within its designated shoreline. Such development shall address the provision of public access to the shorelines of statewide significance. Bodies of water currently of Statewide significance are the Snohomish and Pilchuck Rivers and Blackmans Lake.

**EP 7.2:** Maintain a practice that when areas are annexed which contain a water body designated to be of statewide significance, a shoreline environment designation will be adopted for that area and the City of Snohomish Shoreline Management Program will apply to that shoreline.

**EP 7.3:** Maintain a practice that the land use designations which allow the activities shown in Table 1 will have the shoreline environment designations applied as shown in the table in order to make the allowed uses consistent.

**Table 1 (subject to 2005 update)**

<b>Shoreline Environment Designation</b>	<b>Use Activities Allowed in Land Use Designation</b>
<b>Urban</b>	Industrial Commercial Multifamily Residential Public facilities Mixed use Public access
<b>Suburban Environment</b>	Single-Family Urban Horticulture Public parks and access
<b>Rural Environment</b>	Agro tourism Arboriculture Open Space Public parks and access
<b>Conservancy</b>	

**EP 7.4:** Maintain a practice that the City will pursue acquisition of ownership or easements for shoreline access either by purchase or by allowing equitable adjustments in the requirements when shoreline properties are developed. Non-water related or non water dependent development with the exception of single family residences, uses which locate in the shoreline management area will be required to grant the public access to shorelines as a condition of shoreline development.

**GOAL EP 8: Maintain the standard of reserving appropriate shoreline areas for water-oriented uses and to discourage non-water-oriented uses in the shoreline.**

**Policies:**

**EP 8.1:** Maintain a practice that gives preference to shoreline uses (water-dependent, water-related and water-enjoyment uses) which protect and preserve shoreline resources.

**EP 8.2:** Maintain a practice that discourages sprawl and inefficient use of shoreline areas by only encouraging new shoreline development in already developed or urbanized areas.

**EP 8.3:** Maintain a practice that encourages the renovation and reuse of under-used or obsolete buildings and structures within the shoreline buffers or within the waterway such as docks, piers, whenever feasible and cost effective to use for new development along the shoreline.

**GOAL EP 9: Maintain the standard of encouraging uses, densities and development patterns on lands adjacent to shorelines that are compatible with**

**shoreline uses and resource values and reinforce the policies of the shoreline management act and local Shoreline Master Programs.**

**Policies:**

**EP 9.1:** Maintain a practice that considers the compatibility of proposed upland uses with those allowed in each adjacent shoreline environment and with the purpose and intent of the environment designation. (See RCW 90.58.340).

**EP 9.2:** Maintain a practice that considers potential shoreline impacts from residential development on upland "view" property; i.e., stormwater run-off volume and septic drain field seepage.

**GOAL EP 10: Maintain the standard of protecting both the economic viability and resource values of urban shorelines.**

**Policies:**

**EP 10.1:** Maintain a stewardship practice that protects preserves, or manages natural and/or critical areas even in the most intensively developed urban environments and accommodates priorities for preserving the natural character of shorelines of Statewide Significance

**EP 10.2:** Maintain a practice that allows limited mixed-use development (including open space and recreational uses/facilities) to help sustain the economic viability of the urban shoreline.

**EP 10.3:** Maintain a practice that provides for adequate access, utilities, and public services to serve existing shoreline needs and planned future development.

**EP 10.4:** Maintain a practice that promotes aesthetic and view protection by means such as sign control regulations, appropriate facility siting and appropriate landscape and screening requirements on our shorelines.

**GOAL EP 11: Maintain the standard of protecting and enhancing shoreline visual and physical access consistent with the State of Washington shoreline management act and public trust doctrine principles.**

**Policies:**

**EP 11.1:** Maintain a practice that protects areas with unique and/or fragile geological or biological characteristics (e.g., wetlands, etc.) from inappropriate public access and encroachment.

**EP 11.2:** Maintain a practice that acquires land for permanent public access to the water for navigation, fishing, and recreation. (Public Trust Doctrine Rights)

The public trust doctrine originated as an instrument of federal common law used to ensure protection of the public's interest in navigation, fishing, and recreation

**EP 11.3:** Maintain a practice that assures development, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water.

- EP 11.4:** Maintain a practice that enhances and preserves public views from shoreline upland areas.
- EP 11.5:** Maintain a practice that publicly-owned shoreline buffers be used for development which encourages public access to the shoreline area, public recreational uses and/or protected open space.
- EP 11.6:** Maintain a practice that separates or clearly delineate public and private space to avoid unnecessary user conflict.
- EP 11.7:** Maintain a practice that regulates sign design and placement to maximize aesthetic compatibility and prevent interference with visual access to the shoreline.
- EP 11.8:** Maintain a practice that regulates docks and other in-water developments to minimize impacts to public use of the waters in the Shoreline Master Plan and protects habitat and critical areas. .

**GOAL EP 12: Maintain the standard of protecting the quality and managing the quantity of surface and ground water in shoreline areas and adjacent lands by minimizing land clearing, soil disturbance and non-point runoff affecting water quality, erosion and sedimentation.**

**Policies:**

- EP 12.1:** Maintain a practice to carefully locate all uses and activities, and use proper site planning, setbacks and buffers, construction timing and practices, bank stabilization, bio-engineering and use of erosion and drainage control methods (storage basins or other on-site retention/detention measures) both during and after construction.
- EP 12.2:** Where funding is available, restore degraded or failing shorelines to arrest the processes of erosion, sedimentation and flooding. Degraded shorelines should be restored for ecological health and potential negative economic impacts to property owners and public safety.
- EP 12.3:** Where feasible and funding is available, maintain a practice that in water or shoreline activity that involves dredging and filling, minimize the introduction of suspended solids, leaching of contaminants, or the disturbance of wildlife habitats when funding is available.
- EP 12.4:** Where feasible and funding is available, implement policies in the future amendments for critical areas ordinances that address these issues:
1. Removal of existing impervious surfaces that results in a net decrease in total impervious area in a drainage;
  2. Pursue cost effective property acquisition of wetlands, riparian areas, and upland areas improves/protects hydrologic function or significantly increases overall vegetated areas;
  3. Pursue cost effective planting of riparian areas with appropriate vegetation for our community.
  4. Pursue cost effective use of soil amendments, mulch, and vegetation to help absorb stormwater rather than discharge stormwater to surface waters.

5. Identify and disconnect illicit stormwater discharges to all surface waters;
6. Pursue cost effective methods to increase levels of water quality treatment to stormwater systems;
7. Locate water quality treatment structures outside of riparian, shoreline, and wetland buffer areas;
8. Pursue cost effective uses of stormwater treatment structures/techniques that are self maintaining or of low maintenance.
9. Pursue cost effective placement of large woody debris in streams to help stabilize and rebuild channels as well as restore fish habitat;
10. Reduce the number of or remove unnecessary stream crossings;
11. Pursue the cost effective use of pervious pavement/surfaces where appropriate (sidewalks, bike/footpaths, parking lots, etc.);
12. Encourage voluntary changes made by the City to land use regulations that help attain any or part of the above listed items;
13. Encourage voluntary collaboration between the City and transportation agencies that help modify how current land use practices and transportation infrastructure are located.

**GOAL EP 13: Maintain the standard of evaluating the impacts of erosion and lake level rise on shoreline resources and proposed development; review local comprehensive flood hazard management plans and state and federal policies to assure their consistent application in shoreline areas and adjacent lands.**

**Policies:**

- EP 13.1:** Implement practices and policies in our critical areas ordinance that prohibit development, fill, or encroachments in floodways, frequently flooded areas, highly erodible areas, and other critical areas.
- EP 13.2:** Maintain a practice that the City shall require developers to survey and document ordinary high water mark, harbor lines, wetlands and buffers when permitting, regulating and enforcing shoreline developments. Permanent survey markers are encouraged.

**GOAL EP 14: Maintain the standard of managing designated shorelines of statewide significance according to the order of preferences for use established in RCW 90.58.020, uses that; recognize and protect state-wide over local interests, preserve the natural character of the shoreline, provide long-term over short-term benefit, protect the resources and ecology of the shoreline and increase public access and recreational opportunities in the shoreline.**

**Policies:**

- EP 14.1:** Maintain a practice that protects, preserves, and manages where appropriate wetlands and riparian corridors associated with Shorelines of State-Wide significance.
- EP 14.2:** Implement a practice that requires the use of Best Management Practices for all commercial timber cutting and reforestation in the shoreline area.
- EP 14.3:** Implement a practice that incorporates aesthetic design policies into new development, infilling, redevelopment of existing facilities and general enhancement of shoreline areas.

- EP 14.4:** Maintain a practice that preserves shorelines of state-wide significance for future generations by restricting development and prohibit development that would interfere with the shoreline ecology or irretrievably damage shoreline resources.

**GOAL EP 15: Maintain the vision of re-establishing fisheries in the Snohomish River Drainage basin where feasible.**

**Policies:**

- EP 15.1** Implement the practice that the community will work with property owners through education to encourage the use of Best Management Practices on private and public lands.
- EP 15.2:** Implement the practice that the community will work with the local, state and county resource agencies to examine and potentially support a regional long range plan to reestablish native salmon species in lower reaches of the Cemetery Creek corridor and other potential watersheds where feasible and cost effective.
- EP 15.3:** Implement the practice that the community will work with the County and Department of Transportation to re-channel Cemetery Creek to the west side of Highway 9 and restore it as a fishery's habitat value where appropriate water flow and habitat exists.
- EP 15.4:** Implement the practice that the City shall assist the community in making informed decisions regarding Cemetery's Creek's barriers to fish migration. The City shall work with local, county, and state agencies towards resolving selected barriers in all watersheds where feasible and where cost effective.
- EP 15.5:** Implement the Everett Conveyance Project to remove the wastewater discharge into the Snohomish River from the City's wastewater treatment plant.

**GOAL EP 16: Maintain the standard of preserving the quality of storm water flow as natural or in appropriate systems to protect the quality of local wildlife and fish habitat will not be diminished and the quality of water in the Snohomish River System and Puget Sound will be maintained or improved.**

**Policies:**

- EP 16.1:** Implement the practice that the community will preserve natural storm water drainage ways in preference to installing storm drainage pipes.
- EP 16.2:** Implement the practice that the City's storm water management standards will be adopted which include best management practices to maintain storm water quality and flows in as natural a state as possible where development occurs.
- EP 16.3** Implement the practice that open ditches and swales shall be used whenever practical to convey storm water rather than storm drainage pipes.

**EP 16.4** Implement the practice that the City will allow open pond detention systems with bio-filtering suited to multiple uses and a pleasant appearance based upon best available science.

**EP 16.5** Implement the practice that actions of the City or private developers shall include efforts to protect and avoid harming any species listed by the State or Federal governments as threatened or endangered.

**GOAL EP 17: Maintain the standard of ensuring hazardous materials are handled, stored, and disposed in ways which minimize their impact on the environment.**

**Policies:**

**EP 17.1:** Maintain a practice that Hazardous waste treatment and storage facilities will be allowed as permitted uses in zones that permit the handling or processing of hazardous substances recognized in RCW 70.105.225.

**EP 17.2:** Maintain a practice that the State siting criteria will be included as performance standards for location of designated treatment and storage facilities in all designated land use zones.

**GOAL EP 18: Maintain the standard of promoting the improvement of air quality in Snohomish and the surrounding areas.**

**Policies:**

**EP 18.1:** Maintain a practice that encourages non-motorized travel by improving pedestrian and bicycle systems in the City.

**EP 18.2:** Maintain a practice that provides adequate opportunities for work, shopping and play within walking distance in Snohomish to reduce reliance on motorized travel and length of automobile trips.

**EP 18.3** Maintain a practice that promotes the expansion of the community's public and private tree inventory.

**GOAL EP 19: Maintain the standard of improving the Blackmans Lake watershed.**

**Policies:**

**EP 19.1**  
Maintain a practice that the City will use the policies and strategies proposed in the Blackmans Lake Restoration Study, Snohomish County reports on Blackmans Lake and information available from the Washington State Department of Ecology to seek cooperative solutions and partnerships to improve the water quality in Blackmans Lake in its current Best Available Science program.

**EP 19.2** Develop policies in the Critical Areas Ordinance that include public educational efforts aimed at reducing external nutrient loading, decreasing algal blooms, lowering

phosphorus concentrations, maintaining transparency, reducing internal nutrient loading, focusing on drainage controls, encouraging BMPs, and environmental education for our watersheds.

**GOAL EP 20: Maintain the standard of reducing conflict between urban and agriculture uses. Allow urban development at the edge of the City to occur only in such a way as to not negatively impact the adjacent agricultural operations.**

**Policies:**

**EP 20.1** Maintain a practice that the City will require that all permits issued for residential development activities on property, as required by state law, adjacent to prime agriculture resource lands of Snohomish County, will contain a notice that the property is in an area near such designated lands on which a variety of agricultural activities may occur that are not compatible with residential development.

**GOAL EP 21: Maintain the standard to retain sand and gravel operations during urbanization where feasible and as resources exist.**

**Policies:**

**EP 21.1:** Maintain a practice that the City will allow the existing sand and gravel mining in the City to continue until the property owners choose to convert to the use allowed by the land-use designation under an approved reclamation plan.

# HOUSING

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## **Vision Statement**

We visualize Snohomish as a place where citizens can make a home.

We visualize Snohomish as a City that retains its historic, small town appeal.

We visualize Snohomish as a City that works to lessen traffic congestion in residential areas.

We visualize in Snohomish that housing is available for all economic groups.

We visualize in Snohomish to have single-family detached housing remain the dominant housing form.

We visualize Snohomish as a creative, compatible community in which housing innovation is encouraged.

We visualize in Snohomish structures within the Historic District continue to be rehabilitated whenever possible.

We visualize in Snohomish new development as compatible with both community and neighborhood characteristics and aesthetics.

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## **Introduction**

Snohomish has long prided itself on preserving the quality of life in its housing and neighborhood development process. Housing represents one of the most essential elements of land use in the City. This City has long embraced the small city ideal, where a person could live, work and interact with other residents to create a community. The vision statement sections regarding housing form the basis for City goals and policies regarding housing, which will enable the City to retain that small city ideal as it develops in response to the pressures of growth.

Snohomish is faced with two major housing challenges: increasing density while protecting the character of existing neighborhoods, and maintaining a mix of housing types to meet the needs of all financial groups.

## **Population**

The City's population grew steadily between 1859 and 1910 to around 3,000 and then went through periods of expansion and decline in cycles related to the economic health of the region.

In 1990, the population was 6,499 which increased to 8,575 in 2000 - a growth rate of about 3.2% per year. From April 1990 to April 1998, the population increased to an estimated 8,150 or a growth rate of about 3% per year. The lack of vacant developable land in the current City limits will severely dampen the construction of additional housing units. The population is expected to grow much more slowly until annexations occur and sewer service can be extended. Recent annexations have permitted the City's population to grow. Including our UGA area, the 2000 census estimated that population of Snohomish and its UGA to be 10,118.

## **Age Structure of the Population**

The age structure of the City population is similar to that of the County population. The population pyramid in Figure HO-1 shows that 18 percent of the City's population was 62 years or older according to the 1990 population

compared with the County percentage of 19 percent in the same age range.

The City's population, as it increases, is expected to continue to reflect a similar proportion of the population in each age group as in the county. The County's population is generally aging, which will create additional housing needs for seniors in the community.

## **Existing Housing**

**Condition of Housing Stock:** The existing housing stock includes structures built from the late 1800's to the present. Land values have risen over the last few years encouraging residential infill and home rehabilitation.

The City's adoption of a Historic District Overlay over about 30 blocks of the original town site has encouraged the renovation of the very oldest homes in the City.

The rapid increase in the price of housing in the region has placed a demand for first time new homeowners of modest income persons to explore housing alternatives. This has encouraged the purchase and rehabilitation of many homes which might otherwise be expected to be demolished, or allowed to deteriorate further.

**Single Family to Multifamily Unit Ratio:** In 1972, 83% of the housing units in Snohomish were single family, 16% were in apartments, and 1% mobile homes. Table HO-1 shows the ratio of single family units to multi-family units became more equal as the housing demand in the City changed. By 1998, single-family residences represented 63% of the total number of units, multi-family 35%, and mobile homes 2%. Today the ratio is 57.4% single family residential to 41.8% multi family. Manufactured housing is still just under 2%.

**Household Size:** Table HO-2 below shows the change in the household size and Table HO-3 shows the occupancy rate from 1990 to 2000 in the City. The overall population per household increased from 1990 to 2000, as has the occupancy rate, though for some specific housing types, the trend shows a decrease.

**Table HO-1**

**Trends in Numbers and Mix of Housing Units from 1998 to 2004  
In the City of Snohomish**

	<b>1998</b>	<b>2004</b>	
<b>Housing Units Structure</b>	<b>Number</b>		<b>Percent</b>
<b>Single family 1</b>	1,981	2,148	<b>57.4</b>
<b>Low density 2</b>	192	298	
<b>Medium density 3 &amp; 4</b>	318	438	
<b>High density 5 +</b>	676	793	
<b>Total MF</b>	1,186	1,484	<b>41.7</b>
<b>TOTAL</b>	<b>3,238</b>	<b>3,632</b>	<b>100%</b>

Source: City of Snohomish.

**Table HO-2**

**Population per Housing Unit Type  
1980 To 2000**

<b>YEAR</b>	<b>TOTAL</b>	<b>1 Unit</b>	<b>2 Units</b>	<b>3/4 Units</b>	<b>5+ Unit</b>	<b>MH/T*</b>
1980 <sup>1</sup>	2.47276	2.65743	2.87619	2.40984	1.64611	3.17241
1987 <sup>2</sup>	2.40519	2.75565	2.11719	1.94267	1.56550	1.84375
1990 <sup>1</sup>	2.48908	2.81138	2.18461	2.02183	1.84769	1.81818
2000 <sub>1</sub>	2.4544	2.8427	2.0912	1.8833	1.4533	1.0911

Source: 1) U.S. Census  
2) City Census

\* MH/T = Mobile Homes and Trailers or manufactures homes

**Table HO-3**  
**Occupancy Rate per Housing Unit Type**  
**1980 to 2000**

YEAR	TOTAL	1 Unit	2 Units	3/4 Units	5+ Unit	MH/T
1980	0.9643	0.9710	0.8974	0.9683	0.9564	1.0000
1987	0.9601	0.9637	0.9275	0.9691	0.9522	1.0000
1990	0.9671	0.9684	0.9489	0.9662	0.9784	0.9429
2000	0.98154	1.0982	.9511	.9544	.9411	.8967

**Table HO-4**  
**2025**  
**Estimated Twenty Year Residential Capacity**  
**In City/UGA Limits**

	Acres	Estimated Conversion	Units Permitted	Per Acre Actual	Total Units	PP/HH	Population Capacity	Total
<b><u>Single Family Dwellings</u></b>								
Vacant	290	.40	6	3.07	64	2.81	1741	
Underdeveloped <sup>1</sup>	40.20	.20		1.76	14	2.81	40	<b><u>1781</u></b>
<b><u>Low Density Apartments</u></b>								
Vacant	19.8	.40	12	5.60	1.00	2.20	240	
Undeveloped	11.80	.20		5.60	13	2.20	29	<b><u>269</u></b>
<b><u>Medium Density Apartments</u></b>								
Vacant	42	.40	18	12.60	32	1.85	720	
Undeveloped	46.70	.20		12.60	117.8	1.85	218	<b><u>918</u></b>
<b><u>High Density Apartments</u></b>								
Vacant	33	.40	28	16.70	11	1.85	774	
Underdeveloped	12.10	.20		16.70	40	1.85	75	<b><u>849</u></b>
<b>TOTAL CAPACITY</b>								<b><u>3817</u></b>

Projected figures

## **Residential Density**

The existing net density for single family and multifamily units in each residential land use designation is included in an estimate of residential capacity shown in Table HO-4. The estimated capacity is based on a ten year rate of conversion of land and the amount of vacant and underdeveloped land suitable for development in each residential designation. Suitable lands are considered to be those without critical areas.

Using the population per household and estimated units per acre, an expected population capacity in the proposed City limits to the year 2025 was calculated.

Next to the existing units per acre is shown the potential units per acre allowed by the land use designation. The existing units per acre are net of roads and critical areas. The existing net density is generally as a planning practice to be 50% to 75% of the permitted number of units under each designation.

In order to achieve the State GMA goal of decreasing sprawl and providing for development of existing areas which require municipal services, residential density will need to be increased. This will all allow for more efficient delivery of all services and utilities.

Density increase may be attained by designating additional land for higher density and by allowing the reduction of lot sizes and the widths of road improvements. The City has chosen to utilize both strategies.

Under the Vision 2020 Activity Center designation, the net residential density goal is 6 to 8 units per acre. In the activity center portion of the City, the densities being realized are 10 to 18 units per acre.

## **2025 Target Population and UGA Capacity**

The City had an initial planning target population adopted by the County of a minimum of 11,953 to be accommodated within the Snohomish Urban Growth Area (UGA) by the year 2012. The County proposed and the City has incorporated in this plan an alternative

which recommends the target population to be within the range of 13,620 to 15,450 in 2025.

Snohomish County Tomorrow (SCT) Board adopted and agreed to a methodology for calculating residential holding capacity. Using the City land use assumptions, the County Planning Department calculated the residential holding capacity for both the existing City limits and Urban Growth Area. The County calculations are shown in Table HO-5 for vacant land and HO-6 for underdeveloped land.

Table HO-7 shows the population targets for the City GMA in the City limits and unincorporated area in comparison to the residential capacity for both.

The population capacity for the City's Urban Growth Boundary, according to City and County calculations, using the adopted Snohomish County methodology is a range of 13,620 to 15,450 for the year 2025. The new target population for inside the City of Snohomish is 12,970. The City's housing type will remain predominately single-family residential, but the City will provide a means for increased density, even within the single-family housing form.

Any excess capacity will be caused both by the choice of using identifiable physical boundaries and the desire not to constrain the availability of residential land to the extent that housing prices and rents would be driven up artificially.

**Table HO-5 Snohomish: Future Land Use capacity**

	<b>Acres inside City limits</b>	<b>Acres in UGA</b>	<b>UGA growth areas</b>
<b>Single family Housing</b>	655	1008	60
<b>Low density housing</b>	19	3	1
<b>Medium density Housing</b>	93	42	10
<b>High density Housing</b>	31	0	0
	<b>798</b>	<b>1053</b>	<b>71</b>

### **Single Family Multifamily Future Mix**

Using the City and County forecast of future housing units in the UGA, Table HO-8 shows the forecast housing mix in the year 2025. If the current land use plan stays in effect, the housing mix in 2025 will be 54% Single-family and 46% multifamily which will fulfill the City's vision that single-family detached housing remain the dominant housing form.

### **Cost of Housing**

According to the 2000 census, the median annual household income in the City was about \$46,396 slightly higher than the County median of \$45,777. The 2000 Federal Census of household income is shown in Table HO-9 by percentage of total households in each income range. The cost of housing had remained relatively modest inside the City until recently when the growth pressure in the Puget Sound region caused the price of housing to increase in the City. The average value of all homes in Snohomish rose from to \$115,000 in 1990 to \$180,000 in 2004. New homes constructed on standard single family lots have recently been priced at \$225,000+ and above. The cost of rent has similarly increased in the City on average from 78 cents a square foot to over \$1.11 a square foot.

### **Fair Share Housing Allocation**

The County and its municipal jurisdictions have agreed to a methodology which allocates a fair

share distribution of low-income and special needs housing. The method allocates a total of 839 such units to the City/UGA by the year 2025, 746 in the current City limits and 193 in the unincorporated UGA. This identifies the number of low and low-to-moderate income units which should be encouraged to be built. A variety of land use strategies will be necessary to encourage the provision of an adequate supply of units to meet this housing need. The County study identifies 831 households with housing needs in the current City limits, so an additional 361 units of low-income and special needs housing should be supplied in the current City limits by 2025. This figure will be updated in the 2005 pending adoption of the Snohomish County GMA plan policies for Fair Share housing countywide.

The Snohomish Affordable Housing Group completed its planned 60 units of low income housing), and there is a need to supply 188 additional units by 2025.

Between 1990 and 1994 the City implemented several ordinances designed to encourage developers to construct more affordable housing including a Planned Residential Development (PRD) process and low income density bonus incentive. By 1994 more than 50 units of housing were constructed in PRD's and in 1994, 18 units of low income housing were completed by a private non-profit group using the low income density incentive procedure. In 1996, 42 additional units for low income persons were

constructed. In 2001 an additional 60 units were constructed.

The City cooperated in the construction of the eighteen units of low income housing by

vacating a street to become part of the site, at no charge; waived all permit and review fees, and donated a portion of the utility connection fees. The City will continue to support, as appropriate, future similar projects.

**Table HO-6**

**Population Target for Snohomish Urban Growth Area**

<b>Jurisdiction</b>	<b>2004 Population Estimate</b>	<b>2012 County's Urban Centers Target Population</b>	<b>Target Increase</b>	<b>Residential Capacity Target in 2025</b>
<b>City Limits</b>	8,500	10,181	0	14,180
<b>Unincorporated<sup>1</sup></b>	2,490	1,650	annexed	0
<b>City UGA Total</b>	10,990	12,831	1350	14,180,

<sup>1</sup> Figures for unincorporated areas provided by Snohomish County Planning Department to be updated in 2005

**Table HO-7**

**Projected Housing Unit Mix**

<b>Housing Type</b>	<b>2000</b>	<b>2004</b>	<b>Total 2025</b>	<b>Percent of Total</b>
<b>IN EXISTING CITY LIMITS</b>				
Single Family	1,703	2148	3889	56%
Multifamily	1,017	1484	2755	44%
<b>Total in City Limits</b>	<b>2,720</b>	<b>3632</b>	<b>6644</b>	<b>100%</b>
<b>IN UGA OUTSIDE CITY LIMITS</b>				
Single Family	703	987	If annexed	0%
Multifamily	4	206	If annexed	0%
<b>Total in UGA Outside City Limits</b>	<b>707</b>	<b>1,193</b>	<b>0</b>	<b>100%</b>
<b>TOTAL City/UGA</b>				
Single Family	2,406	3609	3889	56%
Multifamily	1,021	1680	2755	44%
<b>Total UGA</b>	<b>3,427</b>	<b>5289</b>	<b>6644</b>	<b>100%</b>

Source: City of Snohomish Planning Department

**Table HO-8**  
**Annual Household Income for the City of Snohomish**  
**Based on 2000 Census**

<b>Income Per Household In Thousands</b>	<b>1990 Number of Households</b>	<b>Percent of City Total</b>	<b>2000 Number of Households</b>	<b>Percent of City Total</b>
Less Than 9.9				
\$10-14.9	204	8.35%	<b>140</b>	<b>3.3</b>
\$15-19.9	218	8.92%	<b>829</b>	<b>19.8</b>
\$20-24.9	283	11.58%	<b>Merged with above</b>	
\$25-29.9	220	9.00%	<b>1153</b>	<b>17.6</b>
\$30-34.9	172	7.04%	<b>Merged with above</b>	<b>27.6</b>
\$35-39.9	257	10.52%	<b>565</b>	<b>13.5</b>
\$40-44.9	116	4.75%	<b>Merged with above</b>	
\$45-49.9	121	4.95%	<b>Merged with above</b>	
\$50-54.9	95	3.89%	<b>670</b>	<b>16</b>
\$55-59.9	110	4.50%	<b>Merged with above</b>	
\$60-74.9	216	8.84%	<b>Merged with above</b>	
\$75-99.9	99	4.05%	<b>433</b>	<b>10.3</b>
\$100-124.9	11	0.45%	<b>316</b>	<b>7.5</b>
125-199.9	11	0.45%	<b>57</b>	<b>1.4</b>
<b>200+</b>			<b>10</b>	<b>.002</b>
<b>Total Households</b>	2,444	100%,	<b>4,173</b>	

Source: 1990/2000 Census

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## Low Income and Senior Housing

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In 2004 about 205 units of low income and senior housing units were located in Snohomish. These are either managed by public housing agencies or operate under programs where rent is either low or subsidized.

## Snohomish Affordable Housing Group

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In 1992, a group of business and community leaders formed the Snohomish Affordable Housing Group, a non-profit organization dedicated to producing housing for low-income residents. The first 18 units were completed in 1994 and 42 additional units were completed in 1996. These units are offered at low rent to qualified seniors and low income families in the Snohomish area. 18 additional units were recently completed in 2003

## Strategies to Achieve Affordable Housing and Infill

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The Snohomish County Tomorrow (SCT) recommended several strategies which could be implemented by jurisdictions to achieve affordable housing. These are:

- Up zoning. This strategy is to create zones which allow smaller minimum lot sizes. The City single family zone minimum lot size is 7,200 square feet compared with many jurisdictions which have lot size minimums of 9,200 to 9,600 square feet and also include multi-family zoning which allows up to 24 units per acre, much denser than similar small cities in the surrounding area.
- Small Lot Districts and Overlays. The City allows through its Planned Residential Development (PRD) ordinance, lots in single family residential zones down to 4,000 square feet with approval of a mandatory binding site plan only to the degree it meets City standards for development and includes reference to the type of structures, elevations, and general characteristics for the development.
- Minimum Densities. The recent trend for most new subdivisions in the City is to

create as close to the maximum number of lots per acre as permissible for each parcel. Therefore, the need has not arisen to require minimum densities since the City allows for density transferred at a 1-1 ratio only if there is adequate land available and the development is in conformance with approved City land use regulations. These density strategies are not guaranteed.

- Density Bonus. The City can approve a ten percent unit bonus for any qualifying low-income project, under a binding site plan approval process.
- Inclusionary Zoning. This strategy is one in which the City requires that a certain percentage of any housing development be set aside for low cost housing. The City's recent experience is that the housing created on new subdivisions for the most part is not considered more expensive than existing housing, and no need is seen at this time for such a strategy.
- Small lot Subdivisions. The City PRD ordinance allows the optimum use of parcels which have environmental constraints, by transferring as much of the allowed density as seems buildable and reasonable to the portion of the site suitable for building. Only if there is adequate land available and the development is in conformance with approved City land use regulations.
- Planned Residential Development. The City encourages infill development which is occurring primarily through short plats which have environmental constraints. These may require a different level of infrastructure improvements, particularly street improvements based upon engineered standards that preserve and protect public health, safety and welfare. Design of PRD's will be in accordance with established community characteristics and housing goals.
- Conversion/Adaptive Reuse. The City encourages reuse of existing building, in particular in its Historic Business District. In this District, any existing square footage of building may be converted to any

allowable use without meeting the current parking requirements.

### **Low Cost Housing Types**

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- **Mixed Use.** The City encourages the mix of commercial and residential uses by allowing the sharing of parking on a single site between the two uses. City has designated a large portion of the east side of the existing City as Mixed Use to encourage its redevelopment as a mixed residential / commercial area.
- **Manufactured Housing.** One housing strategy for both increased density and affordability of homes is manufactured housing. There are a few mobile home parks in the City. The City currently restricts allowing single wide mobile homes on individual lots, although manufactured homes built to IBC International Building Code and Federal H.U.D standards have been allowed. Changes in the market and state regulations mean the City will need to allow the location of safe manufactured housing in residential areas of the City. The City Code does allow manufactured housing and mobile homes, which meet certain requirements to be placed on individual lots.
- **Accessory Units.** Accessory units are housing units constructed within or adjacent to single-family residences. Allowing accessory units provides for additional density, more affordable rental units, and income to the property owners. The City currently has many such units and promoting their construction in the future is an important strategy in meeting the housing goals of this plan.

### **Nursing Homes**

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There are three nursing homes and one assisted care facility located in Snohomish. In 2000 the resident population was 373 persons. Such facilities are allowed in single family zones, and these four existing facilities are located generally north of Tenth Street in single family areas.

### **Home Ownership**

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The 2000 Federal Census determined that 54% of the total residential units in the City to be owner occupied and 45% rented with the remaining 1% vacant. The 1990 Federal Census determined that 51% of the total residential units in the City to be owner occupied and 46% rented with the remaining 3% vacant. This is compared to 54.5% owner occupied, 42% renter occupied and 3.5% vacant shown in the 1980 Census. This is compared to 54.5% owner occupied, 42% renter occupied and 3.5% vacant shown in the 1980 Census. The trend away from owner-occupied units is similar to that in the Puget Sound Region.

If the trend continues to 2025, the comparison will be 47% owner occupied and 53% rentals.

### **Historic Preservation**

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The character of Snohomish is attributed in a large part to the preservation of some of its early wood and brick buildings and structures. Individuals and community groups have recognized the need to protect the City's historic character and heritage. The City adopted a Historic District Ordinance in 1973 protecting historic buildings and structures from inappropriate alterations, demolitions, and encouraging the design of new construction to be in keeping with the historic character of the district.

In 1974 the Historic District was placed on the National Register of Historic Places. The Historic District covers approximately 36 blocks of the oldest part of town. The district includes residential and commercial areas in the City. Map HO-1 shows the district boundaries and designated historic structures.

### **Design Review Board**

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The City has established a Design Review Board (DRB) which has review authority over any proposal to either alter existing structures or construction of new structures in the Historic District. The Board adopted the *Secretary of the Interiors Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

The DRB also makes recommendations on any residential construction proposed outside of the Historic District and on all binding site plan proposals.

### **Urban Design**

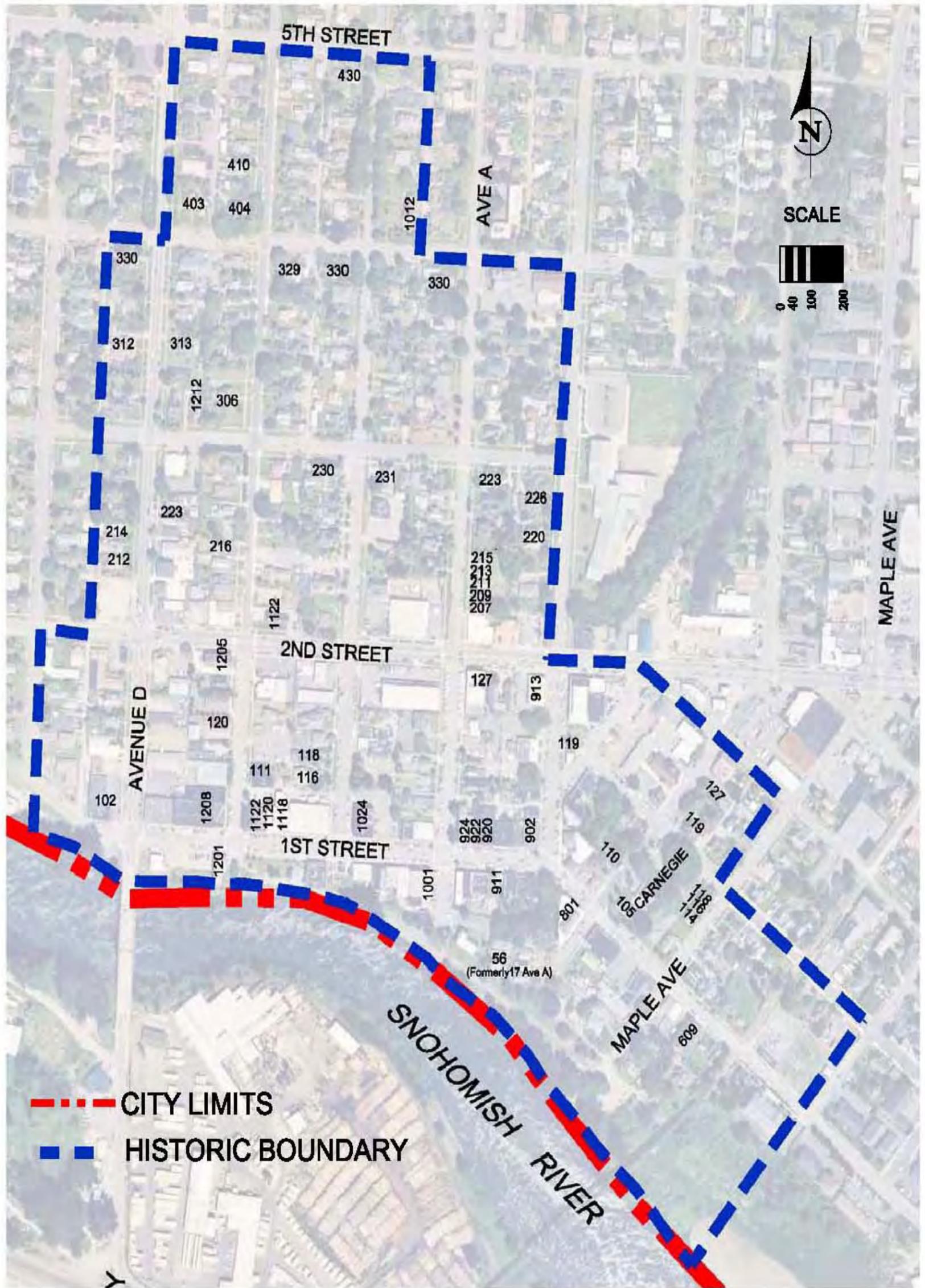
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Emphasizing City beautification and urban design can greatly affect the appearance and quality of life within Snohomish. City beautification is a form of community awareness that is directed toward improving the appearance of the City by enhancing the visual quality of natural and man-made features. Protection of critical areas in their natural state also adds to the design of the City.

Urban design utilizes natural features and man-made structures and spaces to provide visual variety, interest, compatibility, and identity within the community. Urban design can be accomplished at three different levels: overall City design related to the placement and linkage of various land use areas and activities; urban design projects such as malls or plazas; and individual buildings. Design issues will become more important to Snohomish as residential development becomes denser with an emphasis on creating a variety of housing types. It is also useful in designing development sensitive to environmental constraints.

The City has adopted Design Guidelines to include the Historic District and any residential construction proposed outside of the Historic District designation in 2004.





Map HO-1: HISTORIC DISTRICT





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# HOUSING GOALS AND POLICIES

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**GOAL HO 1: Maintain a standard of promoting safe and sanitary housing so that housing is available for all economic sectors of the population and those with special needs.**

**Policies:**

**HO 1.1:** Maintain a practice that no regulations are enacted which are contrary to State and Federal Fair Housing Laws.

**HO 1.2:** Maintain a practice encouraging development design which reduces the cost of both owner-occupied and rental units without placing an economic burden on the tax base.

**HO 1.3:** Maintain a practice that offers incentives to public and private non-profit organizations for low-income housing projects could include; a density bonus, reduction of the on-site parking requirements, waiver of fees and donation of land and utility connection fees.

**HO 1.4:** Maintain a practice that low income and senior housing will be attempted to be located in urban areas, close to services and transit to reduce the reliance on automobiles.

**HO 1.5:** Maintain a practice that the City should continue to allow accessory apartments as reasonable measures to increase density.

**HO 1.6:** Maintain a practice that continues to promote fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age national origin, familial status, source of income, or disability. .

**HO 1.7:** Maintain a practice that, studios, efficiency apartments, boarding houses or living units designed for use by a single individual and is not an apartment may be considered for an affordable housing strategy.

**GOAL HO 2: Maintain a standard that more than fifty percent of the housing units are single family detached residences in the community.**

**Policies:**

**HO 2.1:** Maintain a practice that land area designated for single family residential use in the City UGA will have the potential for more units than the land area designated for multifamily residential use.

**HO 2.2:** Maintain a practice that allows the reduction of lot sizes and infrastructure requirements for single family developments which may encourage the production of more affordable detached single family units.

**GOAL HO 3: Maintain a standard that promotes the design and scale of new residential development that is in character with the existing community characteristics and visions for quality development.**

**Policies:**

**HO 3.1:** Maintain a practice that employs the City of Snohomish Design Standards, both in the Historic District and outside of the Historic District for the design of new residential development. This will promote a continued relationship for preservation of the existing character of the neighborhood and the community's intention for quality construction.

**GOAL HO 4:** **Implement standards that continue to increase the residential density of the City in accordance with the State of Washington Growth Management Act which requires community's to plan reasonable measures for growth in their community and UGA.**

**Policies:**

**HO 4.1:** In accordance with the direction of the Growth Management Act, new development within the City of Snohomish will be encouraged to maintain or increase the residential density existing within the City. The minimum density should not be less than 4 units per acre.

**HO 4.2:** Maintain a practice that property having development constraints will be encouraged to utilize Planned Residential Development (PRD) techniques to maintain density levels within the City and will be no less than 4000 sq ft per lot. No structure shall exceed a floor ratio defined in our land use regulations contained in Title 14.

**HO 4.3:** Maintain a practice of mixing residential and commercial uses on the same site. These uses will be allowed and encouraged to use planned shared parking according to City parking standards defined in the land use regulations contained in Title 14.

**GOAL HO 5:** **Maintain a desired community standard that owner occupied units in the City will be at fifty percent or more.**

**Policies:**

**HO 5.1:** Maintain a practice that single-family residential units which are attached at the lot line will be encouraged in areas designated for multifamily residential use and in single family areas as Planned Residential Developments defined in the land use regulations contained in Title 14.

**HO 5.2:** Maintain a practice that home occupations are to have a negligible impact on their neighbors and be encouraged in single-family residential areas where appropriate.

**GOAL HO 6:** **Encourage innovative residential site development with City processes and regulations which do not add unnecessary costs.**

**Policies:**

**HO 6.1:** Maintain a practice that approves and issues completed residential building permits in a timely fashion.

**HO 6.2:** Maintain a practice that encourages safe residential street design and improvement requirements in accordance with innovative site design and street design based upon proven engineered standards that will not compromise public safety.

**HO 6.3:** Maintain a practice of making the permitting process clear and understandable with consistent user friendly development requirements.

**GOAL HO 7: Preserve and enhance the historic character and heritage of Snohomish.**

**Policies:**

**HO 7.1:** Maintain a practice that the listing all historically-significant buildings, structures, and sites within the City to determine which should be preserved.

**HO 7.2:** Maintain a practice that the City of Snohomish periodically review and update its historic preservation ordinances, streetscapes, and design standards.

**HO 7.3:** Maintain a practice that encourages the preservation of present Historic District boundaries and establish other districts and/or separate landmark zones in order to protect and designate all historically-significant buildings and structures within the City, subject to the owner's approval.

**HO 7.4:** Maintain a practice that promotes a historic building register and map of all historically-designated buildings and structures for public information and education purposes.

**HO 7.5:** Maintain a practice that adopts administrative guidelines, procedures, resolutions, and ordinances needed to implement federal and state legislation that allows the City to grant special privileges to owners of designated historic properties.

**HO 7.6:** Maintain a practice that encourages and supports retention of downtown property owners and merchants to maintain its historic character and stimulate the economic health of the downtown area.

**HO 7.7:** Maintain a practice that encourages and supports all efforts of local groups and citizens directed toward preserving and enhancing Snohomish's historic heritage and character.

**HO 7.8:** Maintain a practice that the Historic Business District should be expanded when such expansion will support the character and heritage of the Historic District.

**GOAL HO 8: Maintain a Standard that improves the appearance of Snohomish through urban design and neighborhood planning.**

**Policies:**

**HO 8.1:** Maintain a practice that enforces necessary ordinances needed to eliminate deteriorated and non-maintained buildings and structures and seek to limit or prohibit the storage of vehicles, junk cars, and other objectionable and unsightly materials or equipment.

**HO 8.2:** Maintain a practice that requires working with various civic groups in order to improve and maintain the main entrances and gateway corridors into the City.

- HO 8.3:** Maintain a practice that encourages the preparation of specific design plans and programs for certain elements of the community which would provide identity, add visual variety or interest, and preserve and enhance natural features. These plans and programs should be concentrated on high use and high visibility areas.
- HO 8.4:** Maintain a practice that promotes working with the development community to encourage good architectural design and construction practices which result in buildings compatible with community design standards, surrounding structures, and natural features.
- HO 8.5:** Maintain a practice that the Design Standards and Guidelines (Outside of the Historic District) will be used for new development which occurs outside of the Historic District.

# ECONOMIC DEVELOPMENT

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## Vision Statement

We visualize Snohomish as a City that works to provide for measured economic growth.

We visualize Snohomish as a City that works to provide residents with ample opportunities to work.

We visualize Snohomish as a City that works to provide space for shopping, commercial services and business facilities sufficient to serve its surrounding market area and beyond.

We visualize Snohomish as a City that works to redevelop under-utilized commercial areas within the City's urban growth boundary.

We visualize Snohomish as a City that works to provide a business friendly community that welcomes new ventures and enterprises.

We visualize Snohomish as a City that works to provide a range of shopping opportunities to reduce the need for trips to out-of-area shopping centers.

We visualize Snohomish as a City that works to create jobs by attracting light industry which is compatible with a healthy environment.

We visualize Snohomish as a City that works to provide enhancement for our tourism assets.

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# City of Snohomish Economic Development Plan

## Executive Summary

### Introduction

The Washington State Growth Management Act in conjunction with Snohomish County planning projects that 15,450 people may be living in the City of Snohomish by 2025. This will be an increase of 70% over the 10,194 residents living here in 2004. In addition projections estimate that over 6,700 people will be working in the community by the year 2025.

Change of this magnitude brings with it a number of issues. If local jobs aren't created, then commuters will further clog already-crowded highways. With a new resident for every two existing, how will the local identity and sense of community be transmitted and maintained? And, most critically, what needs to be done today to achieve the vision of the Comprehensive Plan... *"To provide Snohomish residents with a community where ample opportunities exist to work, shop and play.*

This plan offers research, analysis, and insight to the issues of growth, and points out opportunities for achieving a successful, prosperous and livable City. It discovered an unexpectedly consistent vision among the plan's participants for the future of the different commercial districts. Analysis also confirmed that sufficient land is zoned for family-wage employment, provided that this land is protected from lower-intensity development in housing, service industry, and warehouse uses.

### Public Planning Process

This plan was produced with funding from the U.S. Forest Service, City of Snohomish, Chamber of Commerce, and the former Historic Snohomish Business Association, and in cooperation with the Snohomish County Economic Development Council, Snohomish County Convention and Tourism Bureau, and local citizens. The plan identifies a multi-agency approach to economic development.

The 2001 Economic Development Plan was adopted by the City Council on February 20, 2001. A citizen committee was created in March to (a) monitor implementation of the plan and (b) act as a catalyst to communicate and coordinate with the various agencies and organizations which contribute to economic development in Snohomish.

This is the strategy.

### *The City will:*

- Develop the web page as a platform for exchange of development information, particularly for property development.
- Host a coordinating committee as a forum to clarify economic development activities.
- Implement Geographic Information Systems (GIS) capabilities for improved access to development information.
- Allocate additional resources to City planning functions to improve development regulations and complete 5 neighborhood plans/design standards.
- Develop City capital projects identified as priorities in the Economic Plan.
- Update the City's Comprehensive Plan to incorporate the Economic Plan.

### *The Chamber of Commerce will:*

- Market and promote individual sites.
- Promote annexation efforts.
- Recruit daycare providers.
- Work with the Snohomish County EDC to secure capital investment funds for local venture capital, capital investment revolving funds and low-cost incubator space.

### *The Snohomish County Economic Development Council will:*

- Provide job training programs.

- Assist with communication infrastructure development.
- Secure capital investment funds for local venture capital and capital investment revolving funds.

5. Implement design and development standards that Protect buildings/Historic District.
6. Develop the waterfront trail.

***The Snohomish School District, Community Colleges and University of Washington will:***

- Link web pages to the City’s and others to highlight job and training opportunities.
- Increase offerings in adult education/job training.

***And the end results will be:***

- Higher quality commercial development.
- Improved access to timely and accurate development information.
- Higher median income.
- Growth in local employment opportunities at family wage levels.
- Growth in City revenues and greater capital investment in City infrastructure.
- Utility rates in line with region.
- Compliance with the Growth Management Act.

**Priorities**

**The following actions were given the highest support in a telephone survey.**

***Highest Priorities***

1. Bickford fiscal strategy for infrastructure improvements.
2. Avenue D development plan and design standards.
3. After-hours educational programs for youth and adults.
4. Develop Maple Avenue civic center plan.

**Critical Resources**

Listed in order of priority, the following types of resources were identified in the planning process as essential for the continued economic health of the City.

1. **High Quality Schools and Public Facilities** – create a secure method of funding Snohomish School District facilities and program.
2. **Simple, Predictable Regulatory Procedures** – streamline and clarify development permit and review procedures; provide sufficient staff resources.
3. **Investment Capital** – organize local capital lending to meet local company and entrepreneurial needs.
4. **Skilled Labor Force** – continue to attract, train, house, and service a diverse resident labor force able to support local business requirements.
5. **Quality of life** – improve quality of life issues including education, recreation, safety and security, health, and other public services, in order to attract capable and competitive companies and employees.

**Best of Snohomish - 2000**

The best features of Snohomish in the year 2000 were identified by plan participants and are shown in rank order, items of greatest agreement listed first. They identify what is important to protect about Snohomish.

***Best Features of Snohomish*** <sup>71%</sup>

- **Historic nature** of <sup>67%</sup> areas and buildings.
- **Proximity to big city, urban services,** and Puget Sound recreation amenities.
- **Small town** - physical size of the City with clear boundaries.

- **Natural beauty** provided by surrounding hills, farms, and the river.
- **Unique sense of social community** - reliant, diverse, and responsive residents.
- **Parks**, recreation, and the Centennial Trail.
- **Safety** and security of the City. The City's established reputation.
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## Vision

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The following descriptions of the five economic areas of Snohomish represent the shared vision of planning workshop participants. The characteristics in each section are listed in order of preference, beginning with the most consistently shared.

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### *Bickford Avenue*

- **Retail and commercial center for community**
- **High tech Business Park** with open spaces.
- **Light industrial center** with common open space amenities.
- **Job center** for local residents to reverse trend of commuting elsewhere.
- **A gateway** defining entrance into the City from the west.

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### *Avenue D Commercial Area*

- **Convenience shopping district:** More intensely developed, community-oriented.
- **Design standards** to improve streetscape, parking, signage, building appearance.

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### *Maple Avenue*

- **Government services center:** schools, parks, trails, library, and other public services.
- **Village center** with independent small retail, office, services for local residents.

- **Mixed-use neighborhood;** Residential uses on upper floors over store, office, or business uses; a more modern or funky version of the Historic Business District.
- **Professional services center** with offices for medical, legal, accounting, and others.

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### *Historic Business District*

- **Regional historical center** preserving significant sites, buildings, and features.
- **Destination center for tourist's** retail specialty and niche goods and services.
- **Destination center for arts, boutiques, and crafts** - to complement historic setting.
- **Regional center for entertainment** providing eating and drinking establishments, parks, trails, and river-oriented recreational activities.
- **Entrepreneurial center** for software and other developers.
- **Mixed-use district:** offices and residences in upper stories of new and old buildings.

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### *Riverfront/Airport Area*

- **River-oriented recreation:** Airplanes, ultra-lights, balloonists, parachutists, trails, boating and other recreation appropriate to the setting and environmental constraints.
- **Airport** providing for general and recreational aircraft.
- **Flood-proofed light industrial and commercial center** providing job opportunities.

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### **Existing Trends**

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It is apparent that the traditional agriculture and wood processing-oriented industries which were mainstays of the Snohomish industrial and manufacturing economies have under gone market transition across the region, and if

Snohomish is to attain a healthy level of employment in its manufacturing sector, it must attract diverse types of economic commercial and manufacturing activities.

The City is also a retail service center which, due to the increase of the service area population, has grown at a steady but slow rate. It is anticipated that the population in the City's service area will increase more than the UGA population, resulting in an increase in the demand for space for commercial and service activities in the City's Urban Growth Area.

If Snohomish is reasonably expected to increase the level of employment experienced by its citizens, and also to provide employment opportunities to people who live close by, it will be necessary to provide ample lands for commercial and industrial expansion. It is also necessary that the City be aggressive in its efforts to attract new businesses and industrial activities which it finds desirable.

### **Projection of Economic Demands Preliminary Working Draft**

#### **Economic History**

Snohomish is one of the oldest towns in Washington. In its early years, Snohomish flourished with heavy river trading traffic, the establishment of numerous hotels, stores, churches and saloons, and designation as the county seat in 1861. Railroad service came to Snohomish in 1888, the same year the City of Snohomish was incorporated.<sup>i</sup>

Although Snohomish suffered floods and fires and lost its position as the county seat, its population continued to grow and, by the 1930s, the City had become a center for logging and agriculture. Other commercial influences came with the opening of Snohomish Airfield (now Harvey Airfield) in 1945 and the building of the Everett Boeing plant in the 1960s. Demands for housing began to be a factor in the growth and development of the City.<sup>ii</sup>

By the 1980s, the Snohomish area had become a bedroom community for Everett and King County workers and the Snohomish School District was a major area employer. This shift and a simultaneous population increase

accentuated the need for major infrastructure improvements capable of serving residents' increasing demands.<sup>iii</sup>

These changes and continuing pressures to meet the requirements of Washington's Growth Management Act while maintaining the City of Snohomish's long-standing reputation for a high quality of life have brought public and private interests together to develop this vision and economic strategic plan.

### **Population & Demographic Characteristics**

Characteristics of the population that could affect economic development prospects for the City of Snohomish include population trends and forecasts, demographic characteristics and housing availability.

**Population Trends & Forecasts:** As of 2000, the City of Snohomish has approximately 8,320 residents, representing an increase of 1,821 persons (28%) over 1990 and approximately 1.4% of the county's population of 593,500.

As of 2000, Snohomish County accounts for just over 10% of the statewide population of more than 5.8 million residents and has gained nearly 128,000 residents from 1990 to 2000, an increase of over 27%.

From 1970 to 1980, the City of Snohomish population remained relatively flat growing at 0.2% annually while Snohomish County and the State of Washington reported increases of 2.4% and 1.9% per year. From 1980 to 1990, population in the City increased by 2.1% annually, outpacing growth in the state (1.6%) but not keeping up with the county's continued increasing growth of 3.3%.

The growth trends since 1990 show a somewhat different pattern. During the first half of the decade, the City of Snohomish reported its highest rate of growth (2.9%), outpacing the growth of both the county (2.5%) and the state (2.2%). However, during the latter half of the decade, City growth slowed to 2.1%, remaining above growth reported by the state (1.3%) and slightly less than the county's consistent growth of 2.5%.

From 2000 to 2020, Snohomish County's population is expected to reach nearly 840,000 residents, representing an increase of over 16%. Washington is expected to reach nearly 7.5 million residents, representing an increase of

over 6%. Most growth for both areas is expected to occur between 2000 and 2010 with an average annual increase of 2.0%. Increases from 2010 to 2020 are anticipated to slow somewhat for Snohomish County, to 1.5%, and more significantly for the state, to 0.6%.

**Figure 1. Population (1970-2020)**

<i>Community</i>	1970	1980	1990	1995	2000	2010	2025
Washington State	3,413,250	4,132,353	4,866,663	5,429,900	5,803,400	7,047,433	7,496,120
Snohomish County	265,236	337,720	465,628	525,600	593,500	719,914	836,992
City of Snohomish	5,174	5,294	6,499	7,495	8,320	11,380	15,150
<i>Annual Average Change</i>		<b>1970-1980</b>	<b>1980-1990</b>	<b>1990-1995</b>	<b>1995-2000</b>	<b>2000-2010</b>	<b>2000-2025</b>
Washington State		1.9%	1.6%	2.2%	1.3%	2.0%	0.6%
Snohomish County		2.4%	3.3%	2.5%	2.5%	2.0%	1.5%
City of Snohomish		0.2%	2.1%	2.9%	2.1%	2.2%	2.1%

Source: Washington State Office of Financial Management.

Looking at population growth in several adjacent, similarly sized cities within Snohomish County, it is noted that the City of Snohomish consistently increased at the slowest pace for the three decades since 1970.

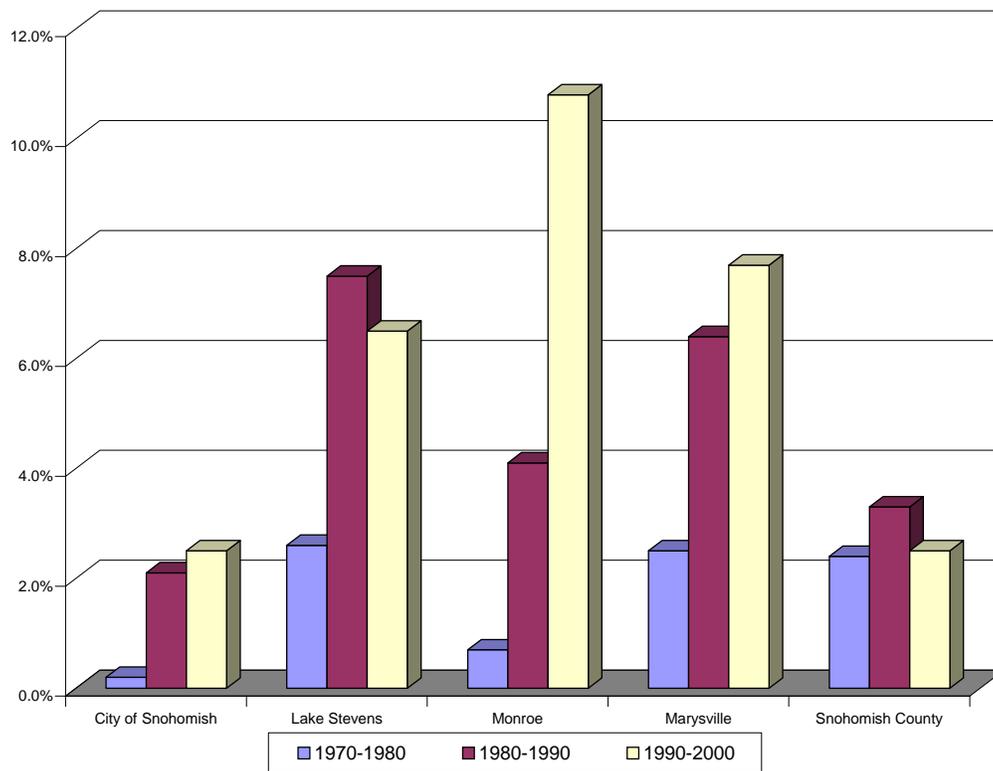
**Figure 2. Population Changes of County & Comparable Cities (1970-2000)**

	1970	1980	1990	2000	2025	Annual Average %		
						1970-1980	1980-1990	1990-2000
<b>City of Snohomish</b>	<b>5,174</b>	<b>5,294</b>	<b>6,499</b>	<b>8,320</b>	<b>15,169</b>	<b>0.2%</b>	<b>2.1%</b>	<b>2.5%</b>
Lake Stevens	1,283	1,660	3,435	6,450	na	2.6%	7.5%	6.5%
Monroe	2,687	2,869	4,275	11,920	na	0.7%	4.1%	10.8%
Marysville	4,343	5,544	10,328	21,710	na	2.5%	6.4%	7.7%
Snohomish County	265,236	337,720	465,628	593,500	na	2.4%	3.3%	2.5%

Source: Washington State Office of Financial Management.

While the average increase in population for the City of Snohomish has been relatively slower than similar local cities, its pace matches Snohomish County closely. The City of Snohomish also has not experienced the challenges of rapid growth evident in other local jurisdictions such as Lake Stevens, Monroe and Marysville.

**Figure 3. Average Annual Population Increase of Selected Cities (1970-2000)**



Source: Washington State Office of Financial Management.

Snohomish County Tomorrow is an inter-jurisdictional forum for growth management issues, Countywide Planning Policies, and other questions of infrastructure development. The organization issues an annual progress report for county GMA compliance – the *Growth Monitoring Report*. In addition to overall county data, several charts included break out information for Snohomish County cities and their UGA’s.

One is the "Comparison of 2000 Population Estimates and 2012 Population Targets" for growth management. The report’s base

projection is the original 20-year forecast released by Washington’s Office of Financial Management (OFM) in 1992. While the county as a whole is tracking well with 1992 predictions, estimated population data provided for the City of Snohomish and the surrounding UGA appears to be growing at much different rates than what were originally projected. This is a result of completed development projects that were not anticipated when original 1992 calculations were made. This is not considered a concern as the blend of City and UGA estimated population growth for 2000 is tracking well with the level of growth projected for this time period.

**Figure 4. 2000 Population Estimates & 2012 Population Targets for GMA Comparison**

	2000 Estimated Population	Revised 2012 Target	% of 1992-2012 Projected Growth attained by 2000*
Snohomish	9,988	11,953	44.5%
City	8,126	7,800	135.1%
UGA	1,861	4,153	12.3%
Lake Stevens	24,064	27,389	71.8%
City	6,397	8,771	47.6%
UGA	17,667	18,618	86.9%
Monroe	13,797	13,712	101.7%
City	9,646	8,000	156.6%
UGA	4,152	5,712	26.8%
Marysville	44,303	55,318	49.2%
City	18,990	22,600	57.4%
UGA	25,313	32,718	43.8%
Arlington	10,841	13,608	37.7%
City	7,542	7,900	89.3%
UGA	3,299	5,708	24.6%
County Total	593,500	714,244	

Note: \* 40% expected if linear growth assumed.

Source: Snohomish County Tomorrow.

**Demographic Characteristics:** Compared to Snohomish County, the City of Snohomish's population is somewhat older. While Snohomish County reports 9.3% of its 2000 population as being 65+, the City of Snohomish claims 15.6% of their population over 65 years of age. Similar to the City of Snohomish, Monroe and Marysville also report a higher proportion of senior residents (14.5% and 16.6%, respectively). In contrast, Lake Stevens has a much higher concentration of residents less than 19 years of age (37.9%) while reporting only 6.8% over 65.

**Figure 5. Comparison of Age Distribution (2000)**

	0-19	20-34	35-44	44-64	65-84	85+
<b>Snohomish</b>	<b>29.8%</b>	<b>17.5%</b>	<b>16.6%</b>	<b>20.6%</b>	<b>12.2%</b>	<b>3.4%</b>
Lake Stevens	37.9%	18.8%	18.8%	18.7%	6.6%	0.2%
Monroe	27.4%	20.9%	15.3%	21.5%	12.2%	2.3%
Marysville	28.8%	28.1%	13.2%	13.3%	14.1%	2.5%
Snohomish County	31.0%	19.1%	18.1%	22.4%	8.2%	1.1%

Source: CACI.

### Housing and Real Estate Trends

Businesses seeking to expand or relocate increasingly evaluate the cost and availability of housing in a community. Limited availability and high cost of housing has become an increasingly important reason for some industries to relocate away from major urban centers to lower cost suburban, exurban, or rural areas.

**Housing Cost & Availability:** While specific data is not available for the City of Snohomish, county level data indicate that all of Snohomish County has experienced upward pressure of median home prices since 1995. Snohomish County lags only King County in average annual percentage increase of median prices. Snohomish County median price (5.5%) is also increasing at a faster pace than the State of Washington (5.1%). More current data is available from the Northwest Multiple Listing Service. While median home price for Snohomish County residents was \$185,000 for the month of August 1999, by September 2000, the price reported had increased to \$200,000.

**Figure 6. Snohomish City/UGA New Housing Units by Type**

By Type of Unit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1990-1998
<b><i>Snohomish City</i></b>										
Single-Family	27	18	10	54	63	58	30	50	39	349
Duplex	-	2	2	12	4	-	-	30	6	56
Multi-Family	65	17	-	44	39	84	-	6	12	267
Mobile Home	-	-	-	-	-	-	-	1	-	1
Total	92	37	12	110	106	142	30	87	57	673
<b><i>Snohomish UGA</i></b>										
Single-Family	4	10	6	5	4	5	5	16	1	56
Duplex	4	-	2	6	2	-	-	-	-	14
Multi-Family	-	-	-	-	-	-	-	-	-	-
Mobile Home	2	4	-	4	1	-	-	-	-	11
Total	10	14	8	15	7	5	5	16	1	81

Note: Authorized by building permit.

Source: Snohomish County Tomorrow.

Within the Snohomish UGA, nearly 70% of permits issued were for single-family dwelling units, 17% for duplex units and 13% for mobile homes. No multi-family units were permitted outside the City and within the UGA for this eight-year period.

As growth occurs, each jurisdiction considers optimum planning in order to provide appropriate services. A review of recent annexation activity for selected area cities reveals the activity and work being conducted toward these ends. The following chart shows that since 1993, significant annexations have taken place in Marysville, Arlington and Monroe. Currently, Lake Stevens, though annexing just 100 acres since 1993, is in the process of establishing the Lake Stevens Urban Growth Area (UGA) Plan to provide detail and guidance for future planning decisions (including future annexations) within the Lake Stevens UGA. The City of Snohomish has annexed approximately 75 acres since 1993 and

has no significant annexations planned at this time.

***City of Snohomish and Area Employment Forecast:*** E. D. Hovee & Company has prepared a population-driven forecast for overall employment growth in the City of Snohomish zip code area (98290). This forecast is based on the increase in employment needed to serve the forecast population growth for this zip code area.

Calculations for a *population-driven* employment forecast are provided by the following chart and are *calibrated* using historical data for 1990, with subsequent projections to 2005.

These projections assume that the 1990 proportion of the population base that is employed carries forward to the year 2005. For illustrative purposes, the forecast scenario also assumes no growth in local area jobs. In effect,

the added job base to serve residential needs would occur as the result of additional commuting to places of employment outside the Snohomish community.

Using a *population-driven* methodology as indicated, countywide wage and salary employment would need to increase from 11,700 to nearly 17,500 by 2005, an increase of 2,750

jobs from the 7,374 level reported by the state's Employment Security Department for 1999.

The methodology illustrates the number of jobs that need to be created to support anticipated population growth.

**Figure 7 Population-Driven Demand for Snohomish 98290 Zip Code**

	1990	2000	2005	Comments
Population	23,864	31,868	35,784	CACI (zip code)
<i>Multiply:</i>				
% Age >16	73.4%			CACI (zip code)
<i>Equals:</i>				
Pop >16	17,513			
<i>Multiply:</i>				
Labor Force Partic. Rate	69.5%			CACI
<i>Equals:</i>				
Snohomish Labor Force	12,172			
<i>Multiply by 1 (minus):</i>				
Unemployment Rate	4.1%			CACI
<i>Equals:</i>				
# Residents Employed	11,673			
<i>Divided by Total Pop:</i>				
% Employed	48.9%	48.9%	48.9%	
Projected Residents Employed		15,583	17,498	(Total jobs needed by 2005)
<i>Less:</i>				
Jobs provided locally		7,374	7,374	(Employment Security data)
<i>Equals:</i>				
Difference		8,209	10,124	

Source: CACI and Washington State Employment Security Department.

Some key observations noted from the above analysis:

- A significant and potentially increasing portion of Snohomish area residents commutes to jobs outside the area.
- Current estimates indicate that for every person working within this area, one person commutes out.
- If added employment is not created locally, the number of residents commuting outside the immediate community will most likely to increase by about 23%.

### Income Trends

A review of Snohomish area income indicates that the City of Snohomish has a greater percentage of people earning a middle range income compared to other area cities and the

county. The City of Snohomish has a greater percentage of lower income residents and a smaller percentage of higher income residents when compared to the county and Lake Stevens. In contrast, Monroe and Marysville have the

highest percentage of low-income population and lowest percentage of high income population compared to the City of Snohomish. As of 2000, the median household income in the City of Snohomish was \$46,280, 86% of the county median at \$53,581. Approximately 20% of City of Snohomish households had annual

incomes of less than \$25,000, in contrast to the county at less than 14%. In a comparison, Lake Stevens reports a smaller proportion of households with less than \$25,000 annual income, while Monroe and Marysville report greater proportions of households (27%, and 24%, respectively) with incomes under \$25,000.

**Figure 8. Income Distribution and Comparison (2000)**

Income Range	City of Snohomish	Lake Stevens	Monroe	Marysville	Snohomish County
<\$15,000	10.2%	7.5%	14.0%	12.0%	6.4%
\$15,000-\$24,999	9.4%	8.3%	13.1%	12.0%	7.4%
\$25,000-\$49,999	34.8%	26.7%	33.5%	34.4%	31.2%
\$50,000-\$74,999	23.6%	31.5%	24.4%	24.2%	26.8%
\$75,000+	22.1%	26.1%	14.9%	17.4%	28.2%
Median Household Income	\$46,280	\$52,646	\$42,630	\$43,607	\$53,581

Source: CACI.

### **Commercial and Industrial Development**

The City intends to create adequate commercial lands to provide for the needs of the service area. A healthy commercial and industrial sector will help the City to create a tax base to help support public services, especially schools, which are provided in large part to the population outside the City.

Essential elements to a successful growing community include services for Parks, Schools Arts and Culture, and the Library. These services also serve a larger regional area and an increased tax base is necessary to support those services at levels adequate to meet the demands of the larger service area. The regional service area for the City is anticipated to over 44,000 in population.

It is particularly important to provide for large vacant commercial and industrial parcels, which are not available in the current City limits because of existing development and land division patterns.

Commercial land availability in the City limits was analyzed and the result is shown in Table ED-1, indicating very little available vacant commercial land in the current City limits.

The analysis of the sizes of potential sites shown in Table ED-2 indicates that of the vacant commercial parcels, only one is greater than an acre in size. The remaining potential parcels are both small in size and already occupied. The future aggregation of these lots into viable commercial parcels of a size to meet today's marketing requirements is unlikely.

A forecast of the land demand for convenience retail sectors of the City is shown in Table ED-3. This forecast does not include miscellaneous retail service or any non-retail commercial enterprises such as banking and financial services, and medical services to name a few. Its forecast of a 43 acres shortfall to the year 2012 is only for the convenience retail sector. Additional land is also necessary for professional services and other retail sectors.

The lack of suitable commercial space in the current City limits and the existing development pattern means that additional land must be designated for commercial use inside the UGA. This will meet the City Vision Statement for providing a full range of retail and commercial services in Snohomish. The number of out-of-area trips by residents in the service area can be reduced which will preserve capacity in the

regional road system, reduce energy consumption, and reduce air pollution by reducing length of trips.

The City goal is to encourage the establishment of new small manufacturing companies in the UGA to help fulfill the vision of a full service City. Nearly all of the designated industrial land in the City limits is either developed or is severely constrained by either critical areas or power line rights-of-way. To meet employment goals and the City vision of providing a greater retail and manufacturing job bases, additional land must be designated for industrial and commercial use in the UGA. These designations are described in the Land Use section of this plan.

The employment target for the Diversified Centers is shown in Table ED-4.

The Urban Growth Area and implementing land uses provide adequate space for activities which will accommodate the employment target and meet the Vision Statement goals.

The City's Vision statement includes language stating that the City is a full service community where there are ample opportunities to work, live, shop and play within the same geographic area. Adequate industrial area with site plan control must be provided for a diversified industrial economic base.

Harvey Airfield is an essential economic and community facility for both the City and County and should be allowed to expand under site design controls at its present location, south of the river. It serves to strengthen both commercial and tourist activities in the City.

Public non-taxable uses in the City limits constitute approximately 24% of the total land area including schools, churches and Bonneville Power property. This does not include rights-of-way.

Expansion of the commercial tax base will help the City provide for the infrastructure and services required by these public facilities, particularly schools.

**Table ED-1**  
**City Commercial Property Inventory**  
**2004**

<b>Area</b>	<b>Planned Used (acres)</b>	<b>Planned Vacant (acres)</b>	<b>Planned Under Used (acres)</b>	<b>Total Acres</b>	<b>Future use Percent</b>
North Avenue D	39.7	5.8	17.8	59.0	44.8%
Historic Business District	24.7	.9	11.0	37.6	17.8%
Maple/Pilchuck	19.3	.3	19.7	40.1	38.4%
<b>Total Acres</b>	84.5	10	51.5	146.0	
<b>Percent Planned</b>	58.8%	5.0%	26.2%		100.0%

Source: Community Development

Table ED -2

## Snohomish: Future Land Use capacity

Area	Acres	Buildable lands	Employment base	Future employment capacity 2025
<b>Airport/ Riverfront</b>	162.12	76.04	37	56
<b>Bickford</b>	301	133	1837	2828
<b>Avenue D</b>	66.37	35.53	577	702
<b>Maple</b>	48.21	26.03	165	319
<b>Historic Business District</b>	42.4	3	130	522
<b>Other</b>	132	63.5	414	755
<b>UGA</b>	238	141	270	1055
<b>Future UGA</b>	320	73	59	290
<b>Projected Totals</b>	<b>1310.1</b>	<b>551.1</b>	<b>3489</b>	<b>6527</b>

Table ED-3

## Forecast Future (2025) Retail Land Demand, By Sector

Sector (SIC Code)	Forecast Available Dollars (Million)	2004 Capture Rate	Dollar Demand (Million)	Land Demand Multiplier	2025 Land Demand (Acres)
Building Materials/Hardware	28	100.00%	28.0	.3953	11
General Merchandise	80.	62.0%	54.	.3765	20
Grocery Industry /Food	166.	100.0%	166	.1343	22
Auto	101.	69.5%	70	.3976	27
Apparel/Accessories	26.	100.0%	26	.2609	18
Furniture/Furnishings/Equip	32	40.6%	8	.5385	9.5
Service Industry -Eating/Drinking Places	56	95.0%	52	.5579	29.5
Miscellaneous Retail	57	100.0%			
<b>TOTALS</b>					<b>138</b>
<b>Estimated Land area currently in use serving these sectors</b>					<b>68</b>
<b>Estimated additional land needs for 2025 projections</b>					<b>70</b>

**Table ED-4**  
**2025 Employment Target for Snohomish UGA**

<b>Jurisdiction</b>	<b>1990 Employment Estimate</b>	<b>2004 Employment Estimate</b>	<b>2025 Diversified Centers Target</b>
City	3,090	4,355	5420
Unincorporated	264	420	1,310
Total	3,354	4,475	6,730

The Urban Growth Area and recommended land use provide adequate space for activities which will accommodate the employment target and meet the Vision Statement goals.

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## ECONOMIC DEVELOPMENT GOALS AND POLICIES

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**GOAL ED 1:** Maintain a standard of achieving economic stability for Snohomish through a process of industrial diversification and attainment of moderate economic growth.

**Policies:**

- ED 1.1:** Maintain the practice of the City working with the Chamber of Commerce and the local business community to support the community's economic development objectives.
- ED 1.2:** Implement the practice of encouraging the creation of new jobs within the Urban Growth Area that will provide at least 50 percent of the heads of household residing in Snohomish with an opportunity for a job which provides a wage at the County median income level.
- ED 1.3:** Implement the practice of encouraging the creation of local new jobs in order to minimize Snohomish's dependence upon the Puget Sound economy.
- ED 1.4:** Maintain the practice of encouraging those activities that will contribute making Snohomish attractive to small diversified manufacturing concerns by providing an adequate supply of appropriately designated land.
- ED 1.5:** Maintain the practice of encouraging the development of a broad range of services, retail and professional activities to promote the City as a retail service center.
- ED 1.6:** Implement the practice of encouraging promotion of existing and potential tourism activities that are beneficial to the City.
- ED 1.7:** Maintain the practice of encouraging inventory of assets, identification of assets and encourages existing and new activities that will reduce job deficiencies in occupational categories; provide horizontal (ability to change jobs at the same pay level) and vertical (ability to advance in the same job category) job mobility; increase per capita income; and reduce unemployment to a more acceptable level.
- ED 1.8:** Maintain the practice of encouraging development of riverfront access and facilities to take advantage of the Snohomish River. Development of this resource should result in increased activity in the downtown area and increased business, in addition to making the downtown area more attractive.
- ED 1.9** Implement the practice of encouraging development of agricultural tourism and roadside access and facilities in Urban Horticultural land uses. Development of this resource may result in increased activity in the downtown area and increased business, in addition to making the downtown area more attractive.

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**GOAL ED 2: Maintain a standard of providing adequate commercial and industrial-land use designations to meet the City's employment target and vision statement and the reasonable measures for growth outlined in the state of Washington Growth Management Act.**

**Policies:**

**ED 2.1:** Implement the practice of identifying areas within the UGA, which are of adequate size to develop a broad range of commercial and industrial enterprises to provide employment opportunities.

**ED 2.2:** Maintain the practice of, reviewing and modifying the City's Land Use development codes and zoning ordinances in order to encourage commercial and industrial development.

**GOAL ED 3: Maintain a standard that provides a full range of amenities needed to retain and attract economic activity.**

**Policies:**

**ED 3.1:** Maintain the practice of providing a range of housing for all economic segments of the City's population.

**ED 3.2:** Maintain the practice of providing attractive park and recreational opportunities, and support quality education and schools that promote quality of life in the community.

**ED 3.3:** Maintain the practice of providing adequate streets and municipal utilities, and fire and police protection services to support residential, commercial and industrial development.

**GOAL ED 4: Maintain a standard that identifies and conserves physical capability/suitability of the community's economy.**

**Policies:**

**ED 4.1:** Site identification - diversity  
Maintain the practice of working with other public agencies and private interests to identify and promote sites that can be suitably developed for a variety of local employment projects including business and industrial parks, office and professional centers, and specialized commercial and entertainment centers within each economic opportunity area.

**ED 4.2:** Site identification – scale  
Maintain the practice of working with other public agencies and private interests to identify and promote sites with a variety of development and enterprise sizes and scales including larger sites in the Bickford opportunity area compared with smaller, mixed use site opportunities within the Maple Avenue and Historic Business District economic planning areas.

- ED 4.3:** Site identification - capabilities  
Maintain the practice of working with property owners to determine the effective development capacity of sites having major employment center possibilities, particularly larger site opportunities within the Bickford economic opportunity area.
- ED 4.4:** Existing property revitalization  
Maintain the practice of assisting with special planning and development efforts to promote reuse and infill for older buildings, redevelop vacant properties, and revitalize the economic opportunity areas, particularly in the Maple Avenue area and Historic Business District.
- ED 4.5:** Economic opportunity area revitalization  
Maintain the practice of helping structure local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, and other actions that will realize revitalization opportunities within each economic opportunity area as a whole, particularly Avenue D, Maple Avenue, and the Historic Business District.

**GOAL ED 5: Expand socioeconomic opportunities through implementing business development practices.**

**Policies:**

- ED 5.1:** Training programs  
Maintain the practice of working with other public agencies and private interests, including the Snohomish County Economic Development Council (EDC), Snohomish School District, Chamber of Commerce, and others to develop employment and occupational training and advancement programs in language skills, computers, and other technical job placement skills.
- ED 5.2:** Daycare requirements  
Maintain the practice of working with other public agencies and private interests to develop daycare services and facilities for pre-school children, before and after school latch-key children, and special populations including elderly and handicapped adults to support working household members.
- ED 5.3:** Job opportunity listings  
Maintain the practice of working with other public agencies and private interests to create interactive and linked websites listing employment opportunities in local companies and businesses and for local residents.
- ED 5.4:** Income potential  
Maintain the practice of recruiting business enterprises that will provide resident household working employees with employment wages at or above County median income levels.
- ED 5.5:** Job mobility  
Maintain the practice of identifying and encouraging existing and new activities that will reduce job deficiencies in occupational categories; provide horizontal (ability to change jobs at the same pay level) and vertical (ability to advance in the same job category) job mobility; increase per capita income; and reduce unemployment to acceptable levels.

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**GOAL ED 6: Maintain the Standard to create local economic development capital****Policies:**

- ED 6.1:** Small business development  
Maintain the practice of recruitment and retention local business development opportunities, particularly for small start-up business concerns that may be owned or employ Snohomish residents.
- ED 6.2:** Investment capital and incubators  
Maintain the practice of promoting the local use of special small business financing and management assistance programs. Help identify facilities that may be used for small business start-ups including older structures that may be suitably reused for business purposes.
- ED 6.3:** Financial programs  
Maintain the practice of helping local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts or other programs with which to manage and finance effective revitalization efforts – particularly within Avenue D, Maple Avenue, and the Historic Business District.
- ED 6.4:** Joint ventures  
Maintain the practice of participating in special public/private ventures including site assembly, marketing programs, request-for-proposal offerings, and other opportunities when such ventures provide public benefits and are appropriate to Snohomish's long range economic goals.
- ED 6.5:** Future development opportunities  
Maintain the practice of monitoring proposed urban zoning designations and developments elsewhere within the Snohomish River Valley. Determine market requirements and potentials for surrounding area and regional commercial, office, and industrial uses in order to protect Snohomish's interests in the allocation of future development opportunities. Protect existing commercial and business developments within the Snohomish area from over-zoning.

**GOAL ED 7: Maintain the standard of developing a sound fiscal base.****Policies:**

- ED 7.1:** Site efficiencies  
Maintain the practice of determining the costs involved with providing sewer, fire and police protection, access roads, recreational areas, and other Snohomish services and amenities versus the public benefits that may be realized by the creation of local jobs and tax potentials.
- ED 7.2:** Site priorities  
Maintain the practice of ranking possible sites within each economic opportunity area using a priority system that reflects the possible cost/benefits associated with providing Snohomish services. Allocate Snohomish services, sewer in particular, to sites that provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.

**ED 7.3: Revenue capture**

Maintain the standard of extending Snohomish utility services to properties outside of the City of Snohomish but within the UGA, only under a utility extension agreement approved by the City Council or are included in a future interlocal agreement with Snohomish County

**GOAL ED 8: Maintain the standard to pursue achieving economic self-sufficiency.****Policies:****ED 8.1: Job creation**

Maintain the practice of helping create employment opportunities within the Snohomish economy to reduce the area's dependence on the Puget Sound economy, particularly for residents who now commute to other distant employment areas within Snohomish and King Counties.

**ED 8.2: Base employment land allocations**

Maintain the practice of providing a suitable supply of commercial, retail, business, office, and industrial lands that will provide for all Snohomish area sustenance requirements and reduce commuting requirements to outside areas for base related employment opportunities.

**ED 8.3: Sustenance requirements**

Maintain the practice of creating local employment, shopping, and other urban service activities that will reduce Snohomish's dependence upon and local resident travel requirements outside of the area.

**ED 8.4: Economic promotion(s)**

Implement the practice of developing a marketing strategy for attracting tourists to Snohomish's historic business district. Develop a detailed strategy for marketing and promoting the development of Snohomish's industrial lands opportunities.

**ED 8.5: Economic Viability**

Implement the practice of promoting efficient region wide mobility of goods and services consistent with the Economic development element of Snohomish County's Comprehensive Plan and the Regional Transportation Strategy developed by the Puget Sound Regional Council.

**GOAL ED 9: Maintain the standard of managed economic development planning.****Policies:****ED 9.1: Economic coordination**

Maintain the practice of working with other public agencies and private interests, including the Snohomish County Economic Development Council (EDC), Snohomish School District, Chamber of Commerce, Washington State Departments, and others to coordinate the resources, programs, promotions, information tools, and other materials to recruit and successfully locate new business interests and supporting economic programs in Snohomish.

**ED 9.2: Development procedures**

Maintain the practice of quality controls, simplified development procedures and processes to improve understanding, clarify intent, shorten time requirements,

consolidate review methods and agents, and enhance the realization of quality development projects within Snohomish without sacrificing quality.

**ED 9.3: GIS database**

Maintain the practice of developing a computer generated geographic information system that provides accurate and timely information for staff reviews, private project applications, and public information.

**ED 9.4: Website**

Maintain the practice of working with other public and private agencies to create inter-linked internet website capabilities providing information on City development regulations and codes, parcel land use and zoning information, realtor listings and referrals, and other materials necessary for effective and timely development applications.

**GOAL ED 10: Maintain the standard of establishing polices that continue to improve the community's quality of life.**

**Policies:**

**ED 10.1: Infrastructure**

Maintain the practice of working with private property owners, neighborhood residents, and other interested public parties to determine requirements, create plans, and finance construction projects for traffic controls, roadways, sidewalks and streetscapes, stormwater, sewer, water, power, telecommunications, and other infrastructure enhancements.

**ED 10.2: Urban design**

Maintain a practice that employs the City of Snohomish Design Standards, both in the Historic District and outside of the Historic District for the design of new development. This will promote a continued relationship for preservation of the existing character of the neighborhood and the community's intention for quality construction.

**ED 10.3: Public facilities**

Maintain the practice of working with private property owners, neighborhood residents, and other interested parties to create civic master plans and programs integrating the library, school, parks, Centennial Trail, and other public facilities into the economic planning areas of the community.

**ED 10.4: Riverfront Trail**

Maintain the practice of completing the development of the Riverfront Trail through the Historic Business District to the Centennial Trail and other park, recreation, historic, and community facility sites.

# COMMUNITY FACILITIES AND SERVICES

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## Vision Statement

We visualize City government maintains and improves its delivery of municipal services providing for growth without reducing the level of service to existing residents.

We visualize the most important municipal services include water, wastewater treatment, streets and sidewalks, police and fire protection, parks, and garbage collection.

We visualize the delivery of services meets approved standards.

We visualize the City shall endeavor to make the meetings of the City Council and its boards and commissions more accessible to the general public through use of existing available technology. The City's web page and other means of public advertising should be used to the extent possible to make the conduct of City business more easily accessible to the public.

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## Introduction

Community facilities and services include: public buildings; schools; parks; police, fire protection, solid waste collection, senior, cultural, and library services. The two major considerations that influence the location and quantity of community facilities and services that are needed are accessibility and level of service.

Accessible community facilities and services

implies that they are either located at certain maximum distances from the user or are distributed in such a way that everyone benefits from their availability. Level of service refers to the quantity or size of the facilities or services that are provided in order to obtain a certain level of consumer satisfaction. Generally, the greater the level of service, the more facilities and services are required at additional cost. The citizen must, therefore, decide what level of service is adequate and match that with their willingness or ability to pay for the

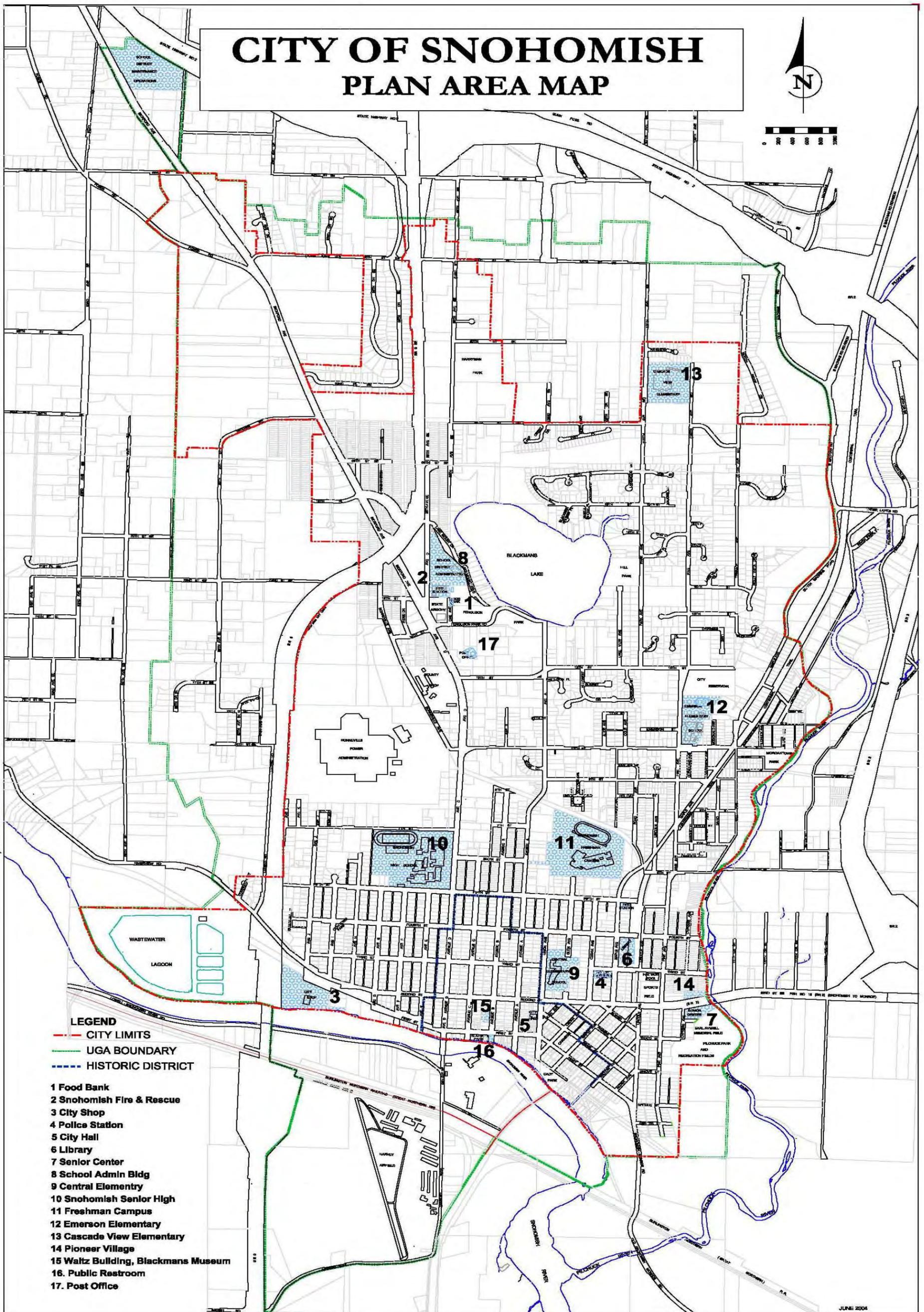
corresponding quantity of facilities and services.

Snohomish provides many community facilities and services which serve the population in the surrounding area without an equivalent capture of the sales tax base within the service area.

City facilities are impacted by the surrounding population, with an inability on the City's part to expand its facilities to maintain levels of service. City facilities for the most part meet the

requirements for level of service for the City population and forecast for the Urban Growth Area population, but not the population in our service area estimated to influence over 44,000 in population from Monroe to Lake Stevens. Map CO-2 shows the location of existing community facilities in the UGA.

Map CO-2 shows the location of existing community facilities in the UGA.



Map CO-2: Existing Community Facilities

JUNE 2004





## City Government

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The City has a Manager-Council form of municipal government. Snohomish is an optional code City and was incorporated in 1889. City administrative staff is responsible for administration of day-to-day municipal activities, as well as preparation of long-range plans for its utilities and services. City government takes advice from the City Council and advisory boards and commissions in providing City services and improving features which will enhance life in the City. The City Manager is responsible for directing City government in carrying out the goals and policies of this Plan and those of the City Council and various Boards and Commissions.

## Public Safety

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Public safety in the City of Snohomish is provided by the police, fire and emergency medical response professionals. The City is committed to prevention, as it is to providing rapid response to emergencies. The Police Chief is the head of the City's Public Safety Department, which includes the following services.

**Police Services:** The City has a full service Police Department which provides 24 hour coverage and response. Response is also made to surrounding areas at the request of the Snohomish County Sheriff under a mutual response agreement. In addition to crime prevention, traffic enforcement, a DARE program and neighborhood block watch programs, community policing programs are emphasized as crime prevention measures.

1. Traffic Enforcement
2. Neighborhood policing
3. Narcotics Investigations
4. Major Crime Follow-up
5. Crime prevention
6. Drug Abuse Resistance Education (DARE)

1994 and the voters were asked to revisit the funding of these programs along with gang resistance education and training. The new police levy was passed with no sunset clause and will provide support for these programs until

City Council decides the levy is no longer needed.

In 1994 one of the most pressing facility needs was met when a vacant commercial building was remodeled and became the new police station. The new facility has three holding cells which will help to lessen the City's reliance on the County jail facility. The calls for police services were 6134 in 2003 and 5990 in 2002. The cost for jail services has increased with Snohomish County as well over the past few years, significantly impacting general fund expenditures of the City for contracted jail services with the county.

One of City Council's primary public safety service level priorities is to provide two-man 24-hour police coverage for City residents.

The Police Department has a five-year plan which is based on the population and growth assumptions in this plan and projected calls. The five-year plan does not include any capital facilities. The details of the five-year plan are contained in the Five-Year Public Safety Plan.

**Fire and Emergency Medical Response Services:** The City contracts for fire protection services from the Snohomish Fire and Rescue District 4. The District provides emergency medical response as well. The Snohomish Fire District is modern and well-equipped, and manned by a core of professional fire-fighters augmented by many volunteers from the community.

The Fire District is self taxing and levy driven for its operation and maintenance in the community and within our UGA

To promote prevention, the City adopted the Uniform Fire Code, and, in cooperation with the Fire District, began a concentrated effort of education and enforcement to bring regulated activities into compliance. In 2004 the City adopted the 2003 International Building code (IBC) as its primary regulatory tool for Fire Inspection.

A joint bond issue was passed to fund a new downtown fire station on the east side of the City. It will provide protection services and

rapid response to areas in the older parts of the City, as well as the District.

**Disaster Preparedness:** The Police Department in cooperation with the Snohomish Fire District has prepared a Disaster Response Plan for the City of Snohomish and areas in the surrounding Fire District. Since 9/11 a greater emphasis has been placed on emergency response and incident command facilities and equipment to respond to natural and homeland security issues.

**Contract Public Safety Services:** The City has entered into contracts with Snohomish County and other agencies in order to be able to provide adequate services to its citizens:

- **Prosecution:** The City contracts for prosecution of persons charged with any offenses under the Snohomish Municipal Code. The contract is with a private attorney's office based on demand for service. All felony charges are handled by the Snohomish County Prosecutors Office.
- **Evergreen District Court:** All misdemeanor and some traffic offenses are charged through Evergreen District Court in Monroe. The City pays court filing fees and related expenses as established by the court expenses which include court appointed attorneys, witness fees, and filing fees. The City may at some point consider the option of operating a municipal court for our citizens in Snohomish.
- **Incarceration/Jail Services:** The City contracts for jail services with Snohomish County Department of Corrections. The City will continue to evaluate local incarceration options as the completion of the holding cells occur. Long term incarceration needs will likely continue with contracting options at Snohomish County.
- **SNOPAC/Emergency Communications:** The City participates in "SNOPAC" for emergency communications and dispatch needs. This is a combined dispatch service for both police and fire needs. As demands for service and costs change, the City will

continually evaluate the feasibility of local emergency communications options.

- **Regional Task Force Participation:** The City participates in regional efforts to deal with specialized crime problems. Participation with manpower and financial commitments are made towards narcotics investigations and enforcement and youth gang problems. The future for law enforcement will continue with participation in these types of regional efforts.
- **Animal Impound:** The City contracts for animal impound services with the City of Everett. The City has no local impound options and will continue to contract with an impound agency which will provide the most convenient cost effective service.
- **Homeland Security.** The City participates with local, state and federal agencies in efforts to provide security and deter efforts from potential breaches of homeland security.

**Professional Accreditation:** The City of Snohomish achieved the status as an accredited criminal justice agency in 1991 and again in 2002 by national review institutes. By achieving this, the City has demonstrated that the citizens of Snohomish are receiving state of the art police services. The City has made a commitment to this accreditation process which expires in five years and involves on site review at that time. The accreditation status is an on going process and with yearly reviews internally and should be maintained in future years.

**Community Policing Emphasis:** The City is committed to community policy programs which provide citizen involvement and cooperation. Programs designed to serve this need include neighborhood block watch, crime prevention assistance, police citizen committees, and non-traditional police contacts. The continuance of foot patrol, bicycle patrol, and victim advocate programs is essential for continued community policing emphasis.

**Police Reserve Program:** The City is authorized by ordinance to operate a Reserve

Police program. The purpose of the Reserve Police Officer is to provide auxiliary manpower to assist regular Police Officers in the performance of their duties. The Snohomish Police Reserve Officers provide valuable assistance for special events, foot patrol, park patrol, and specialized police patrol functions. Reserve Police Officers participate in state approved training academy and keep current in required training certifications and departmental requirements.

**24 Hour Officer Coverage:** The community has expressed a desire to have 24 hour contact with the Snohomish Police station. Due to this need, our City has maintained a cadet program since 1986. The cadet program allows participation by criminal justice students who staff the front desk and answer telephones after hours and on weekends. This program has provided aid to citizens and police officers who may not have had assistance if this program were not in place. This program is important to the community and should continue in the future.

**Traffic Violations Bureau:** The City operates a Traffic Violations Bureau for the processing of traffic infractions. Payments of fines for traffic infractions are made directly to the City, which generates revenue and is a savings in district court expenses. All contested traffic infractions are forwarded to district court for processing.

### **Library Services**

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Currently the Snohomish Library is part of the Sno-Isle regional Library system. Our New Snohomish library on Maple Street was opened in 2002. This facility is an integral part of our community not only for its functional educational value but also for its programs and services it provides to the community.

The City pays a fee to the Sno-Isle Regional Library District which provides the library staff and materials

### **Previous Library history**

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The Library District has requested in 1993 that the facility be expanded to provide adequate space for the programs and information due to

the increased population in the City and surrounding areas.

A bond issue to construct a new facility was defeated in the spring of 1994. The City is working with the Library District to find a way to have all residents in the Snohomish Library service area share in the cost of constructing a new facility. In 1983 the circulation was 176,380 which rose to 313,540 in 1993, an increase of 78%. The librarian estimates 50,000 visits were made to the library in 1993. Today in 2003/2004 over 60,000 visitors has used the new public facility and circulation is expected to be over 500,000.

### **City Hall**

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City Hall houses most all of the City's administrative personnel. The existing structure has undergone some modification, which expanded the usable floor space. However, there is presently a space deficiency at City Hall, and the City should pursue acquiring a new site with sufficient capacity to meet the space needs required to serve the public.

### **City Shop**

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The City Shop site occupies approximately three acres adjacent to the Snohomish River on First Street. The site serves as a storage and maintenance area for City vehicles, materials, and equipment. The shop facility contains maintenance bays and office space as well as a parts room. Water and sewer utilities material and equipment are also stored at this site. Land values for the shop site are approaching a level that needs the City to ascertain a higher and better use of the land economically.

### **Snohomish Schools**

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The City UGA is contained entirely within Snohomish School District 201. The School District is the largest employer in the City and school activities provide a major focus our community's identity. Facility planning is accomplished through the biennial preparation and adoption of the District's Capital Facilities Plan (CFP). The CFP provides a description of the District's Mission, Standards, Inventory of Facilities, enrollment, and facility financing.

School impact fees imposed by the City for new development are based upon the District's CFP, which is prepared in accordance with the provisions of the GMA.

As provided within the Capital Facilities Element, the Snohomish School District's Capital Facilities Plan is incorporated and adopted herein by reference.

## **Snohomish Senior Services**

In 1989, a group of committed Snohomish citizens began a process to develop a Senior Center within the City of Snohomish. Unable to secure funds from either the City or the County, this group developed their vision through private contributions and formed a non-profit organization. By 1993, the group had secured a site, operated by the Snohomish Historical Society, and developed a donated residential house into the Snohomish Senior Center.

The non-profit organization provided senior services through a cadre of volunteer seniors. Volunteer seniors also served as board officers and assisted with the organization of services, provided limited transportation service, and represented the group to other senior organizations within the County. The sense of “do it ourselves” and not looking for the “public dollar” precipitated.

The current Senior Center is located at 171 Cypress Avenue and has a membership that ranges between 160 and 210 registered members. The Center also has a number of drop-in visitors that receive services and participate in recreational activities.

### **Existing Facilities and Operational Challenges**

The Snohomish Senior Center’s existing facilities consist of a remodeled residential house and building addition. There are eleven parking stalls on site, of which two are ADA accessible. The building has a small kitchen, partitioned multipurpose room, small business office, and two regular restrooms and one ADA accessible restroom.

#### **Some of the challenges of the facility include:**

- Limited parking opportunities, which require participants to park on the side street;
- Lack of reception/information area, which prevents greeting of new members and impedes prospective

members getting service and program information;



- Limited kitchen space and fixtures, which limits the Center’s ability to provide a nutritional program and/or participate in State or Federal meal programs;
- Limited space for activities, which allows for only one or two daily events;
- Limited ADA Accessible Facilities, mainly measured in parking stalls and restrooms, the Center has a challenge meeting a wide range of other accessibility needs including transportation, hearing, and visual of existing and potential members.
- Growth. It is estimated by the Federal Government Census Bureau that the senior population in the country will double over the next 20 years.

In addition to challenges with the existing facilities, the Snohomish Senior Center has experienced some operational challenges with its reliance on volunteer staff; the low income level of its membership, and increasing median-age. Currently, over 53% of the Center’s membership is over 70 years of age and 70% of the Center’s membership is over 60 years of age. From appearances, many of these issues are interlinked. Lack of space constrains membership, which results in higher median aged members, which reduces volunteers, which reduces the Center’s ability to provide new

services, and further decreases the Center's marketability to younger members.

In recognition of these issues, the Center's leadership approached the City of Snohomish for assistance. The City's involvement with the property began in the early to mid-1990, when the City was requested to take ownership of the property. At this time, the community vision for the property was a shared use between the Senior Center and a proposed Youth Center. The Youth Center has since located and completed construction at the Averill Youth Complex.

### **Property Constraints**

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In 1999, the City of Snohomish, the Snohomish Valley Activities Council, and the Snohomish Senior Center received a court order allowing for a court approved and monitored Discovery and Monitoring plan that would remove the one existing burial and address any other burials that may be found during construction.

In 2000, the Snohomish Valley Activities Council requested consideration to move the proposed youth center from the Senior Center site to Averill Field. The City conducted several community meetings on the proposed change of use, and based on community input, created a youth complex at Averill Field. The relocation of the youth center to Averill Field, frees up a large section of the property and allows the Snohomish Senior Center and City to review options regarding expanding the existing center.

One of the advantages of such a plan would be that the court decision requires inspection of the parking lot. Originally, such inspection would have been coordinated with the development of a shared lot between Youth and Senior Centers. Since the parking lot will be required to be removed for inspection, it makes fiscal sense to make any improvements to the lot at this time. Also, and much like the changed youth center, this time provides the opportunity to review the current and future needs of the Snohomish senior community and plan a facility that maximizes the public use and benefit of the available land.

Discussion of the property must also include the requirement to develop a meaningful memorial of both the prehistoric and historic peoples living in the area. This memorial will be developed in partnership with the federally recognized Tulalip Tribes of Washington, the Snohomish Senior Center, and the City of Snohomish. This memorial is addressed in the inter-local agreement between the City and the Tribe.

### **Survey**

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In the fall of 2002, the Snohomish Senior Center, and the City of Snohomish, developed a community survey to identify the needs of Snohomish Seniors, their income levels, age of member's desired programs and activities, transportation requirements, and participation rates at the Snohomish Center. The survey was developed by reviewing other senior center surveys and tailoring some questions to issues specific to the Snohomish Senior Center.

### **Basic Survey Information**

Knowledge of the Snohomish Senior Center	81%
Respondents that currently use the Center	40%
Respondents that would use the Center	60%
Average Distance Traveled to the Senior Center	4.65 Miles
Farthest Distance Traveled	20 Miles
Current Membership Having Transportation	90%
Current Membership Requiring Transportation	10%

### **Top Ten Desired Activities**

Exercise & Wellness	46%
Day Trips	45%
Cards/ Games / Bingo/ Board Games	41%
Arts/ Crafts/ Ceramics	35%
Singing/ Dancing/ Musical Entertainment	33%
Computer Access/ Classes (for email and research)	32%
Health Screens (by Professionals)	30%
Nutrition Education Classes	29%
Volunteer Opportunities	29%
Hot Lunch Program (Tuesday & Thursday)	28%

### **Parking**

The Center's limited parking contributes to one of the Center's most persistent operational dilemmas; which is, without additional parking, membership cannot increase and without additional membership, the Center cannot raise the revenues to expand services and recreational opportunities. There is also significant need for improved ADA accessible parking close to the entry accesses to the building.

### **Restaurant Grade Kitchen and Meal Programs**

The Senior Centers current kitchen facilities are not commercial grade and are adequate for only the most basic preparation of food and beverages. The limited kitchen facilities restrict the Center's ability to provide a basic food program to area seniors or participate as a local distribution point for a Meals-on-Wheels program. Currently, the Center serves a weekly soup lunch, provided by volunteers and donations. The Center is also working with the County to develop a monthly meal program. Often senior centers provide the only regular alternative meal programs for low-income seniors; and in Snohomish's case, the availability of these types of alternative meals are severely limited to Snohomish seniors.

### **Transportation**

Currently, the Snohomish Senior Center only provides a ride-matching service. However, the Center is often contracted by seniors or their caregivers for direct transportation services. Given the budget cuts for Community Transit and that East County Senior Center does not provide transportation services for Snohomish, many of these seniors are unable to get to the Center.

The Center has reviewed purchasing a van; however, the high costs of labor and insurance make this need untenable.

### **Increased Building Square Footage**

When discussing the current building, it is important to frame the discussion around the fact that the building, and its expansion, has been privately funded and/or donated. While small, the building has provided service to seniors for over ten years; without which, many Snohomish seniors would not have received social, recreational, or community outreach services.

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## Conclusions

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While the Snohomish Senior Center facility may not be sufficient to meet the entire needs of the Snohomish Senior Community, it is important to remember that the building and organization has provided essential senior services for the last ten years. For many members, the activities provided by the center are their main social contact.

As the community reviews the current and future needs of Snohomish seniors, this review should also focus on the needs of an ever expanding number of Snohomish seniors. This expanding number will also increase its diversity, service needs, income levels, transportation, housing, supplemental nutrition, and medical care.

The investment the community makes in a Senior Center will be felt not only by the individual senior, but also by their family and the community. As an important channel for preventative medical services, such as foot care, breast cancer exams, social services referral service, wellness fairs, exercise programs, diet and nutritional services. The taxpayer also benefits by decreasing medical costs and service needs through these preventive services.

While a significant expansion of the facility cannot be achieved with the resources of both

the City and the Snohomish Senior Center, expansion and the available property provides an opportunity to partner with other agencies. One such partnership could be the development of low-income (low rental) senior housing units. Such a partnership would add much needed senior low income housing units in close approximation to the Senior Center. Another partner would be Federal Community Development Block Grant funds.

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## Next steps

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- Develop a Community Block Grant Application Packet for 2004 Funding Cycle (Starts Fall 2003).
- Explore Partnership Options for Low Income Housing Units.
- Hire a Design Architect and Prepare a Preliminary Building Design and Construction Estimate.
- Continue Fund-raising Activities by the Snohomish Senior Center.
- Provide Discovery and Monitoring Plan to Snohomish County Superior.
- Court for Approval and Implementation.

**Essential Public Siting Facilities Inventory**

The City Comprehensive Plan does not preclude the siting of essential public facilities. The County and the City are presently in the process

of creating policies which include a process for siting essential public facilities. They will be incorporated into a plan when adopted by Snohomish County Tomorrow (SCT)

Essential Public Facilities Inventory	City of Snohomish 2004
<b>State Significant Facilities</b>	<b>Function</b>
Bonneville Power Administration	Electrical power
Wash State National Guard	Defense
Harvey Airport	Transportation
<b>Regional/ Countywide Significant Facilities</b>	<b>Function</b>
City of Everett Transmission lines	Water Service
Waste Water Treatment Plant	Solid Waste Handling
Puget Sound Energy	Gas
PUD	Electrical power
Water Treatment Plant	Water Service
Compass health	Substance abuse
Verizon	Communication
Comcast	Communication
Delta Rehabilitation	State Mental Health Service
Snohomish School District	Schools/transportation
Snohomish County Public Works	Road Maintenance/ Transportation
Fire District 4	Public safety
<b>Local Essential Public Facilities</b>	<b>Function</b>
Maryhaven Group Home	Mental health
Everett Clinic	In patient
Police Station	Public safety

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# COMMUNITY FACILITIES AND SERVICES GOALS AND POLICIES

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**GOAL CO 1: Maintain the standard of incorporating greater accountability, responsiveness, and effectiveness into Snohomish's City Government in order to meet the needs of the community and promote the implementation of the Policy Plan.**

**Policies:**

- CO 1.1:** Maintain the practice of evaluating the cost of conducting or providing various City of Snohomish services and functions to determine if private consultants and/or contractors are more cost-effective.
- CO 1.2:** Maintain the practice of evaluating the resource needs of its various departments and should consolidate or eliminate positions, where possible, that will not significantly reduce or eliminate essential or needed services. Hiring of additional personnel should be done on a case-by-case basis in conjunction with the needs of the City and available funds.
- CO 1.3** Maintain the practice of coordinating with the Snohomish School district and Snohomish County in order to develop a mitigation fee program in accordance with GMA that is modeled after Snohomish County's program for the growth, enrollment and capital facilities needs of the district.

**GOAL CO 2: Maintain the standard of providing public safety facilities and services that will maintain and improve the quality of life within Snohomish as the City grows in population and area.**

**Policies:**

- CO 2.1** Maintain the practice of continuing a Neighborhood Community Policing program, which encourages Police Officers to become more familiar with the people, residences, and businesses in their patrol areas.
- CO 2.2** Maintain the practice to build on the established ongoing public awareness, community policing, crime protection, and neighborhood watch and police relations program.
- CO 2.3** Maintain the practice of cooperation with the Snohomish Fire District No. 4 to ensure acceptable response times in case of a fire or medical emergency and disaster planning and response.
- CO 2.4** Maintain the practice of retaining the use of SNO-PAC as the City's dispatching and communications service, provided that its operations meet the needs of the City. If, at such a time it is determined that SNO-PAC does not serve the needs of the community, the City should consider re-establishing its own 911 dispatching service.

- CO 2.5** Maintain the practice of continuing to keep the five year plan current for police services to promote an adequate level of police protection is provided as the population and calls for service increase.
- CO 2.6** Maintain the practice of maintaining a minimum of two police officers 24-hours a day and evaluate the demand for more coverage as the demand warrants.
- CO 2.7** Maintain the practice of the City to continue to improve and evaluate the Public Safety service implications by providing a local Correctional Detention Center.
- CO 2.8** Maintain the practice that the City will work with the Fire District to make certain emergency response resources are maintained at high levels.
- CO 2.9** Maintain the practice that the City will work with the Fire District to emphasize fire prevention both in initial building design and in operation and maintenance of businesses and structures.

**GOAL CO 3: Maintain the standard of providing public facilities and services which are free from barriers to access, that is safe, and promotes community pride in accordance with the American Disabilities Act (ADA) Guidelines.**

The Americans with Disabilities Act (ADA) is a federal law enacted by Congress in 1990. It is a comprehensive civil rights law that makes it unlawful for public and private employers to discriminate against individuals with disabilities. In addition, ADA covers access to public and private programs, services, facilities, and transportation. In particular, Title II of ADA requires government entities to remove barriers that preclude the full participation of people with disabilities. This applies to any services, programs, or facilities.

**Policies:**

- CO 3.1:** Maintain the practice that design of public facilities, services, or programs will make reasonable efforts to provide "barrier free" access to handicapped persons under ADA guidelines.
- CO 3.2:** Maintain the practice that Public owned or used buildings, Senior Center, Library and Cultural facilities provide the user the safest environment for public use pursuits by identifying traffic, personal injury, and other applicable safety concerns associated with a facility. Appropriate design, signing, lighting, personnel, and equipment provisions will be employed in facility development.
- CO 3.3:** Maintain the practice that the City will identify safety and access problems in existing public facilities and develop alternatives to eliminate those problems.
- CO 3.4:** Maintain the practice that a sign policy for public facilities, entrances to the community, important public buildings, and historic features will be developed.
- CO 3.5:** Maintain the practice that the City will maintain a standard level of maintenance on all public facilities.
- CO 3.6:** Maintain the practice that a public facility replacement and repair plan should be established and annual reviews made by City Council.

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**GOAL CO 4: Maintain the standard of providing high quality public, parks and senior, library and cultural facilities through a continuous planning process.**

**Policies:**

- CO 4.1:** Maintain the practice that the City will incorporate its community facilities goals and policies for schools, seniors, library and culture in the Comprehensive Plan and will consider these in each plan update process.
- CO 4.2:** Maintain the practice that the Comprehensive Plan will include all elements identified by the Washington State Interagency Committee for Outdoor Recreation (IAC) required for State funding eligibility for park improvements.
- CO 4.3:** Maintain the practice that the City will determine public facility needs within its planning area in order to plan for new public facility opportunities in areas likely to be annexed by the City.
- CO 4.4:** Maintain the practice that citizen boards and commissions will use data from the strategic planning analysis plus other pertinent factors such as public sentiment and alternative uses of public properties before making a recommendation to the City Council for the purchase or sale of public lands.
- CO 4.5:** Maintain the practice that a site master plan will be developed and adopted for each proposed public facilities, to aid in finding and allocating resources for public facilities. Each plan will address the necessary amenities required for public use as well as an over-all development scheme.
- CO 4.6:** Maintain the practice that public facility development will promote public safety through the use of modern design and construction practices.
- CO 4.7:** Maintain the practice that the City will identify properties and alternative sites available for public facility development.

**GOAL CO 5: Maintain the standard of promoting, protecting, and enhancing the environmental quality of each community facility site.**

**Policies:**

- CO 5.1:** Where appropriate, maintain the practice that environmental features in the City public community facility sites should be protected or enhanced and maintained through the use of Best Management Practices (BMP's).
- CO 5.2:** Maintain the practice that screening and buffering will be required of new developments adjacent to public parks and recreation facilities so as to protect the investment and use of public funds and property. The City will place screening between public facilities and activity centers which generate activity and noise and adjacent residential uses.

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**GOAL CO 6: Maintain the standard of linking public facilities systems with a pedestrian walkway system that is physically separated from vehicular traffic whenever feasible.**

**Policies:**

- CO 6.1:** Maintain the practice that existing City streets and other important rights of ways and easements will be analyzed to see where walkways and sidewalks provide, or could provide, safe and adequate barrier free access to public facilities.
- CO 6.2:** Maintain the practice that pedestrian/ non motorized linkage systems map will be developed to be included in the Plan.
- CO 6.3:** Maintain the practice that a pedestrian linkage improvement list will be established to determine where new walkways and sidewalks are needed and where they need repairs.
- CO 6.4:** Maintain the practice that the repair or replacement of sidewalks on public facilities be a high priority for the City.
- CO 6.5:** Maintain the practice that new public facilities should be required to provide sidewalks along property boundaries which front on City streets.
- CO 6.6:** Maintain the practice that the public facilities system will incorporate safety features such as pedestrian crossing and street signing to facilitate barrier free access to public facilities.

**GOAL CO 7: Maintain the Standard that establishes bicycle routes that link with the regional non motorized transportation and trail system with the public facilities system.**

**Policies:**

- CO 7.1:** Maintain the practice that Non Motorized transportation routes will be identified in the same manner as the pedestrian linkage system and appropriate signing, street striping, and parking features is put in place once a parkway system has been adopted.
- CO 7.2:** Maintain the practice that streets will be evaluated for adequacy of right-of-way and pavement width to accommodate Non Motorized transportation routes.
- CO 7.3:** Maintain the practice that the City will adopt standards of right-of-way development, pavement marking, and signage for bicycle routes.
- CO 7.4:** Maintain the practice that the City will cooperate with the County and others to plan and establish appropriate City trailheads and routes that should be in place by the time the regional trail system's rights-of-way are secured.
- CO 7.5** Maintain the practice that City trailheads and Non Motorized transportation routes should be directly linked with the regional trail system and should be located in areas where there is the least amount of disruption to residential uses.

**GOAL CO 8: Maintain the standard of developing public access to the City river fronts and shorelines.**

**Policies:**

- CO 8.1:** Maintain the practice that the City has adopted a River Front Development Plan which will integrate the parks, recreation, and economic development needs of the community.
- CO 8.2:** Maintain the practice that the Riverfront development plan will address the problems of local and regional trails access and usage and develop policies to address specific river front issues such as boating facilities, businesses orienting to the river and funding.
- CO 8.3:** Maintain the practice that an engineered plan will be developed for stabilizing the Snohomish riverfront in accordance with state and federal agencies.
- CO 8.4:** Maintain the practice that the public pier's boat launches, and shoreline stabilization structures be improved, developed or rehabilitated as part of the site improvement process and included in the riverfront planning process.

**GOAL CO 9: Maintain a standard of protecting and enhancing public investment in schools, parks, recreation, senior and cultural facilities by maintaining and monitoring revenues and expending them for the health, safety and general welfare of the public.**

**Policies:**

- CO 9.1:** Maintain the practice the City adopts an annual budget, which is adequate to maintain existing facilities at a level required to protect the public and the public's investment in public facilities.
- CO 9.2:** Maintain the practice of the public boards recommending community need to the six-year Capital Facilities program to the City Council for consideration.
- CO 9.3:** Maintain the practice of fees for public community facility use will be levied only if it can be shown they will substantially add to the General Fund because of the liability limitations for recreation.

**GOAL CO 10: Maintain the standard of the City engaging in cooperative planning and shared development of facilities which are used by residents of the service area.**

**Policies:**

- CO 10.1:** Maintain the practice that the City will cooperate with county and state agencies to promote public facilities opportunities and enhancement within the service area.

- CO 10.2:** Maintain the practice of inter agency cooperation which may include providing facilities or space, entering into maintenance agreements with other parties, or giving the City's written support for a facility or activity.
- CO 10.3:** Maintain the practice that the City will work with public utilities to promote appropriate public uses of utility rights-of-way and other public lands to meet the needs of the public.
- CO 10.4:** Maintain the practice that the City will coordinate with Snohomish County and seek monetary or other support to provide its fair share of public facilities, in the service area.
- CO 10.5:** Maintain the practice that the City will coordinate future library facility planning with the Sno-Isle Library District to promote the equitable financing of any new facilities.
- CO 10.6** Maintain the practice that the City will coordinate its senior center facility planning with the Senior Center Board to ensure the equitable financing of any programs, services and capital improvements to the senior center.

**GOAL CO 11: Maintain a Standard that support private organization provision of facilities and programs in order to help provide greater availability of disabled, recreation, seniors, and cultural facilities and programs to the public.**

**Policies:**

- CO 11.1:** Maintain the practice that the City may support the efforts of private organizations when specific project generally meets the goals and policies of this plan.
- CO 11.2:** Maintain the practice that the City continues support for private organizations and their specific projects shall be contingent upon the appropriateness of the project, its timing, feasibility, availability of funding options, and demonstrated ability to fulfill a public facility need.
- CO 11.3:** Maintain the practice that the City shall limit its liability when offering support for projects that involve private organizations.

**GOAL CO 12: Maintain a Standard that supports the siting of essential public facilities in the community to include local, regional, and state facilities.**

- CO 12.1:** Implement the practice that the City work with the state and county agencies to designate criteria in identifying appropriate locations for essential public facilities sites in order to not create incompatible land uses.



# PARKS

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## **Parks, Recreation, and Open Space Vision**

Parks, recreation, and open space protect both the economic and physical health of communities and residents alike. They are essential services of local government. The City of Snohomish plans to continue providing high-quality parks and open space over the next 20 years. The City also intends to continue partnering with other agencies and interest groups to effectively meet the parks, open space and recreation needs of the City.

The parks, recreation, and open space system emphasizes a safe and sustainable pedestrian-oriented community. The system provides access to and connectivity between City parks and open space and ensures linkages to recreation facilities outside City limits. Parks and open space provide residents access to the City's varied high-quality natural resources, including the Snohomish River, Pilchuck River, and Blackmans Lake, and contribute to the ecological function of these natural systems, while supporting the City's historic heritage and helping to maintain an identifiable edge between the community and its agricultural and forested surroundings.

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## **Introduction**

One of the distinctive features of the City of Snohomish is its unique setting with quality parks, recreation, and open space resources. As a small town experiencing increasing development pressure, it is incumbent upon the City to be proactive in providing and planning for adequate parks, recreation and open space. To that end, this section of the Comprehensive Plan describes the City's long-term vision for the parks, recreation, and open space, presents goals and policies for parks, recreation, and open space, establishes level-of-service (LOS) standards, and provides a brief summary of parks, recreation, and open space resources in the city.

The information provided below draws substantially from the City's Parks, Recreation, and Open Space (PROS) Long Range Plan (Plan), which provides a more detailed framework for parks, recreation, and open space within the City limits and urban growth boundary (UGA) based on an analysis of existing conditions, community demographics, residents' needs and interests, and regional trends for parks and recreation activities.

Collectively, this element of the Comprehensive Plan and the separate PROS Plan, which is adopted herein by reference, set the course for future City action related to parks, recreation, and open space. If a conflict between the Park Element and the PROS Plan should occur, the Park Element shall take precedence.



### **Planning Context**

#### Washington's Growth Management Act

Washington State's Growth Management Act (GMA) (RCW 36.70A) requires local jurisdictions to effectively plan for urban land uses by ensuring the provision of adequate supplies of land to meet the needs of growth. Generally, the GMA aims to reverse the trend toward converting undeveloped land into sprawling, low-density land use that represents a threat to open space in this state. As a part of this effort, the GMA encourages local jurisdictions to retain open space, promote healthy/active lifestyles, conserve wildlife habitat, increase public access to shorelines, and ensure the provision of adequate recreation facilities for existing and future populations.

According to RCW 36.70A.070(8), local jurisdictions are required to include a parks and recreation element in their comprehensive plans.

As per the statute, the element must implement and be consistent with the parks and recreation facilities identified in the Capital Facilities Plan Element. The element must also include three components:

- Estimates of park and recreation demand for at least a 10-year period;

- An evaluation of facilities and service needs; and
- An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

While this is the case, the requirement to prepare a Parks and Recreation Element is dependent upon the distribution of state funding assistance to local agencies for completion of this element [RCW 36.70A.070(9)]. As of Fiscal Year 2008, this funding assistance has not been provided and therefore the preparation of a parks and recreation element will continue to be considered optional until that funding becomes available.

The preparation of a Parks and Recreation Element enables the City to more effectively plan for and fund parks and recreation facilities. The City has developed this Park and Recreation Element to ensure the maintenance of a high quality of life in the city for the long term, recognizing the contribution of parks, recreation, and open space to quality of life.

The separate PROS Plan and its objectives were developed to implement the directives of the Growth Management Act. In the PROS Plan, park, recreation, and open space demand over the next 20 years (2008 to 2027) was estimated (according to the LOS standards provided below), facilities' service needs to meet that demand were identified, and intergovernmental coordination opportunities for meeting park and recreational demand were determined. The PROS Plan, as approved by City Council, is hereby adopted by reference and serves as the foundation for the conclusions of this Element.

#### Washington Recreation and Conservation Office

The City may seek assistance from the State and others to implement the PROS Plan. The primary State agency that oversees parks and recreation planning in the State of Washington is the Recreation and Conservation Office (RCO), previously known as the Interagency Committee on Outdoor Recreation (IAC). Through its grant awards and planning activities, the RCO is the state coordinating agency that seeks to enhance and maintain statewide opportunities for

recreation, aims to protect the best of the state's wild lands, and contributes to the State's efforts to recover threatened and endangered salmon species. RCO supports five boards to achieve its mission:

- Recreation and Conservation Funding Board (RCFB)
- Salmon Recovery Funding Board (SRFB)
- Forum on Monitoring Salmon Recovery and Watershed Health
- Washington Biodiversity Council
- Invasive Species Council

Together, these State boards provide leadership, funding, and technical assistance to help communities, such as Snohomish, plan for and implement a variety of parks and recreation projects, including trails, boating facilities, playfields, and others, and also protect and restore the State's important habitats and biological heritage. To that end, RCO manages 10 grant programs. In 2005, these State boards collectively distributed \$50 million in grants throughout the state.

RCO also prepares and updates the Statewide Comprehensive Outdoor Recreation Plan (SCORP), which includes several documents that are periodically updated. These SCORP documents were used to develop the PROS Plan and generally provided guidance to local communities on recreation trends and needs.



### **Benefits of Parks**

Parks, recreation, and open space play a critical role in creating high-quality communities and their public benefits are well documented. Over the past decade, the National Recreation and Parks Association (NRPA) has been a leader and

advocate in communicating and promoting the various benefits of parks, recreation, and open space. Recently, the economic benefits of parks and open space (and smart growth planning approaches, more generally) have also become better understood and quantified, along with the more traditional individual, community, and environmental benefits. This section provides a brief summary of the various types of benefits created by parks, recreation, and open space.

#### Economic Benefits

Development of a high-quality parks and open space system within a community has been shown to create significant economic benefits for residents. In a number of case studies, proximity to parks and open space has increased the property value of adjacent parcels, stimulate economic development, and reduce the public cost of public service provision. Parks provision and preservation of open space have created significant economic benefits for the local jurisdictions of Boulder, Colorado, Salem, Oregon, and others. Similarly, a study cited in the document concluded that homes bordering the Burke-Gilman Trail in Seattle, Washington sold for approximately six percent more than other houses of comparable size not located along the trail.

Additionally, as the U.S. workforce has become more mobile, attracting families and individuals to areas of high quality of life has become a critical tool for employers to attract highly sought-after workers. Generally, business executives are increasingly choosing work locations based on the area's amenities, including quality educational facilities and parks and open space. In addition, businesses that depend on a highly-educated workforce increasingly emphasize a high quality of life in their decision to locate in an area. As such, ample parks and recreation opportunities for local residents, such as trails, contribute substantially to local business recruitment.

Other economic benefits created by parks, recreation, and open space include:

- Attraction of tourists, creating short-term and long-term employment opportunities for local residents;

- Planned local activities in parks bring residents to commercial areas, increasing spending in the retail and service industries.

#### Individual and Community Benefits

In addition to economic benefits, parks and open space create a number of benefits for individual residents and communities. Parks and open space provide opportunities for individuals of all ages and abilities to be physically active, socially engaged, and cognitively stimulated. They also promote participation in personal health and fitness activities and contribute to full and meaningful lives through mental and physical health. Through these activities community bonds are strengthened and social interactions between residents are encouraged. A quality parks and open space system provides organized and structured activities for local youth, seniors, and others, while also fostering a sense of community.

Other individual and community benefits of parks, recreation, and open space include:

- Opportunities for rest, relaxation, and revitalization that reduce stress;
- Contribute to children's play and general activity, an essential component of early childhood development;
- Preserve and interpret historic community assets;
- Provide opportunities for community involvement, as well as a sense of responsibility for the resource; and
- Supply emergency housing and evacuation sites during catastrophic events.

#### Environmental Benefits

Parks and open space create a range of environmental benefits. Open space may be provided along with more active recreation opportunities at park sites or at separate locations. Both parks and open space allow for the protection and preservation of vital green spaces, critical wildlife habitat, and natural processes. Open space creates important "quiet zones" within noisy urban environments. In many cases, parks and open space allow for education of visitors regarding the appropriate use of natural areas as recreational areas. Parks and open space also contribute to clean air and

water by removing toxins in air, groundwater and surface waters. They address global warming by removing carbon dioxide from the air.



#### **Parks, Recreation, and Open Space LOS Standards**

LOS standards are commonly used to measure the amount and quality of a public service or facility that should be provided to meet a community's adopted goals. In park and recreation LOS standards, local jurisdictions establish the number and type of park facilities, trails, and open space resources that they deem necessary to adequately serve the needs of their citizens. LOS standards allow jurisdictions to establish specific targets and measure progress toward those targets over time (CTED 2005). By periodically comparing current levels of performance with established standards, it can be determined how quickly a community is (or is not) progressing toward their goals.

To ensure that City of Snohomish residents are adequately served by parks, recreation, trails, and open space resources, using recommended RCO LOS guidelines, LOS standards for four facility types have been established, including neighborhood parks, community parks, non-motorized trails, and open space.

**Table PRO-1. City of Snohomish Parks and Recreation LOS Standards.**

Park Type	LOS Standard
Pocket	No recommended LOS standard (developed when opportunities arise & public benefit is demonstrated)
Neighborhood	75% of population within ½ mile of a neighborhood park
Community	90% of population within 1.5 miles of a community park
Regional	No recommended LOS standard (City not expected to provide Regional Parks)
Non-Motorized Trails	90% of population within ½ mile of a trail
Open Space	10% of City of Snohomish maintained as open space
<i>Note: Open space includes publicly-owned parcels, undeveloped school properties, undeveloped tracts deeded to the City, and similar areas. Private open space parcels are not included in this calculation.</i>	
<i>Source: RCO 2007; City of Snohomish (unpublished).</i>	



**Snohomish Parks, Recreation, and Open Space Resources**

Parks, recreation, and open space resources are generally categorized by their resource context, user type and desired experience, types of facilities provided, service radii, and range of overall size. The definitions below are defined in the PROS Plan and provide guidance regarding the different types of parks, trails, and open space planned for the City of Snohomish.

Pocket Parks

Pocket parks are typically small areas (less than two acres) that provide specific recreation opportunities (e.g., a playground, benches, etc.) for a local population (neighborhood, etc.). Pocket parks are usually accessed by foot or other non-motorized method of travel and do not

have designated parking. Generally, these parks provide a limited number of recreation facilities. The City of Snohomish currently operates eight pocket parks throughout the City.

Neighborhood Parks

Neighborhood parks are generally considered the basic unit of a park system. These parks tend to be smaller in size (approximately two to five acres) and provide a variety of recreation and social opportunities for residents living within a 0.25- to 0.5-mile radius. Neighborhood parks may include landscaped and/or open space areas, but tend to provide a small number of developed/built recreation facilities that can be used for organized or impromptu sports activity (e.g., single ball fields, in-park trails, picnic areas, etc.). Neighborhood parks are usually accessed by foot or other non-motorized means of travel and, consequently, do not typically provide significant on-site parking. The City of Snohomish currently operates one neighborhood park, Morgantown Park.

Community Parks

Community parks serve a broader purpose and population base compared to neighborhood parks. These parks are often larger (greater than five acres in size) and frequently provide both developed recreation as well as passive recreation opportunities. The level of development in a community park may range from light (e.g., single use soft surface trails, picnic sites, non-delineated play fields, etc.) to

high (e.g., multiple delineated ball fields, multiple sport courts, paved trails, group picnic shelters, etc.). Community parks are generally designed to provide recreation opportunities to people living within a 1- to 3-mile radius and typically have designated parking for users, though non-motorized access and connections are encouraged. There are currently five community parks in the city, including: (1) Averill Youth Complex; (2) Hill Park; (3) Ferguson Park; (4) Pilchuck Park; and (5) Riverfront Park (which includes Kila Ha Ya Park, Cady Park, and the Gazebo).



### Regional Parks

Regional parks typically serve multiple communities. In addition to providing developed recreation opportunities, regional parks also typically include open space with unique landscapes, natural resources, and/or aesthetic resources. While regional parks may provide developed/built site facilities commonly found in neighborhood and/or community parks (e.g., playgrounds, ball fields, etc.), they often incorporate larger, highly developed recreation facilities (e.g., tournament ball fields, regional trails, swim complexes, etc.) and special use facilities (e.g., amphitheaters, etc.) that are usually not practical in community parks. Regional parks are large (approximately 25 acres or more) and generally have a 25-mile service area. Designated parking is usually provided in regional parks, though non-motorized access and connections are encouraged. The City does not operate a regional park facility. These types of facilities are generally provided and managed by county and state agencies.

### Trails

In general, a trail may be a land or water corridor that provides recreational, aesthetic, transportation, and/or educational opportunities to motorized and/or non-motorized users of all ages and abilities. Common types of trails include in-park trails (e.g. single or multi-purpose soft or hard surfaced trails located within parks or open space), connector trails (single or multi-purpose hard surface trails that emphasize safe travel between parks and other community features), and regional trails (single or multi-purpose hard surface trails that cross community boundaries and connect important/significant regional areas), among others. Trails may also be designed for specific uses (e.g., equestrians, off-road vehicles (ORV), cross-country skiers, etc.). Regional trails typically must meet specific city, county, and/or state trail design guidelines. The City currently provides a number of non-motorized trails to Snohomish residents.



### Open Space

Open space areas tend to be set aside primarily for the preservation of natural/significant resources, remnant/important landscapes, and/or as visual/aesthetic buffers. These areas may also serve important historic or ecological/natural functions that would be lost in more highly developed park environments. These areas may be in public or private ownership and the public property interest may be in fee or easement. Commonly, open space tracts are established through plat dedication, permit requirements, or acquisition. While recreation use is not necessarily precluded in open space areas, appropriate uses tend to be limited to those activities (e.g., bird watching, nature appreciation, walking/hiking, etc.) that do not

require highly developed/built facilities. Open space owned and managed by the City of Snohomish currently accounts for approximately four percent of the land in the city.

Additional detail related to the City's current parks and recreation inventory can be found in the separate Park, Recreation and Open Space Long Range Plan.



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## **Parks, Recreation, and Open Space Goals and Policies**

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To implement the vision described above and guide future action, the City developed a number of parks, recreation, and open space goals and policies. Because parks and recreation opportunities serve varied roles within the city and create a wide range of benefits, the parks and recreation goals and policies are classified into six categories:

- Parks, Recreation, and Open Space Opportunities and Access
- Role of the City's Shorelines
- Operations and Maintenance of Existing Facilities
- Promotion of Community Health and Quality of Life
- Effective Use of City Resources
- Coordination with Other Agencies and Organizations

Goals and policies for each of these categories are provided below.

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# PARKS, RECREATION, AND OPEN SPACE GOALS AND POLICIES

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## PARKS, RECREATION, AND OPEN SPACE OPPORTUNITIES AND ACCESS

**GOAL PRO 1: Provide a high-quality system of parks, recreation, and open space. Develop a well-maintained, interconnected system of multi-functional parks and recreation facilities and open space that is attractive, safe and available to all segments of the City’s population.**

**Policies:**

**PRO 1.1:** Strive to meet the City’s Park and Recreation LOS standards.

**PRO 1.2:** Ensure a diverse collection of parks and recreation programs and facilities, including pocket parks, neighborhood parks, community parks, and trails and open space, to meet the needs of City residents.

**PRO 1.3:** Emphasize the establishment of trail and bike/pedestrian path connections between existing and future parks, residential, commercial, and employment areas. As a part of this effort, identify potential locations for pedestrian connections across Highway 9.

**PRO 1.4:** Complete the design, planning, and construction of Harryman’s Farm Park as a neighborhood park.

**PRO 1.5:** Ensure Americans with Disabilities Act (ADA) compliance for all new and existing recreation facilities, where applicable.

**PRO 1.6:** All new residential development shall provide funds and/or parkland to ensure new development does not diminish the City’s PROS LOS.

**PRO 1.7:** Conduct periodic surveys of City of Snohomish residents and service providers to measure satisfaction with existing facilities and identify demand not being met by existing facilities (if any).

**PRO 1.8:** Complete construction of the Snohomish Senior Center and continue to ensure high-quality services for Snohomish seniors.

**PRO 1.9:** Provide an off-leash dog area within proximity of Centennial Trail.

**GOAL PRO 2: Preserve important open space areas. Protect and preserve open space areas that are scenic, ecologically significant and sensitive, serve as urban separators, provide trails and/or wildlife corridors, and/or enhance fish and wildlife habitat.**

**Policies:**

- PRO 2.1:** Strive to meet the City's Open Space LOS standard.
- PRO 2.2:** Encourage the dedication of open space and/or Native Growth Protection Areas (NGPA) to the City as part of the plat process.
- PRO 2.3:** When undeveloped land is converted to urban use, ensure that highly-valued open space is preserved, whenever possible.
- PRO 2.4:** Encourage the preservation and/or restoration of native vegetation in natural areas and open space throughout the City and control the spread of noxious weeds.
- PRO 2.5:** Identify key environmentally-sensitive land for potential purchase and/or conservation easement to provide open space corridors and critical habitat within the City.
- PRO 2.6:** Foster and promote environmental stewardship, responsibility and awareness within the City, especially among youth.
- PRO 2.7:** Dedication of critical open space areas to the public shall not fulfill requirements for dedication for park purposes.

**ROLE OF THE CITY'S SHORELINES**

**GOAL PRO 3: Connect City residents with their shorelines. Strengthen the shoreline connection between the City and its lakes and riverfront areas.**

**Policies:**

- PRO 3.1:** Enhance and/or expand park facilities, recreation activities, and public access along the City's shorelines.
- PRO 3.2:** Expand public ownership and access along the City's shorelines through targeted purchases and/or land dedication.
- PRO 3.3:** Provide public access to key shoreline areas, consistent with the public safety, private property rights, and sensitive resource protection needs.
- PRO 3.4:** Encourage re-orientation and/or renovation of downtown buildings to take advantage of their proximity to the Snohomish River and improve public access to the shoreline.
- PRO 3.5:** Support and encourage community activities along the City's shorelines, specifically in the downtown area.
- PRO 3.6:** Identify an appropriate site and relocate the Cady boat launch to improve its access, parking, and river current.

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## **OPERATIONS AND MAINTENANCE OF EXISTING AND NEW FACILITIES**

**GOAL PRO 4: Provide for maintenance of recreation sites and facilities by ensuring sufficient parks and recreation funding and staffing. Ensure that all park sites, equipment and facilities are maintained at a level that enhances public safety, maximizes equipment and facility lifespan, provides a positive park experience, and meets public expectations by providing necessary funding and staff resources.**

### **Policies:**

- PRO 4.1:** Design and develop recreation facilities that are durable and low maintenance to reduce maintenance requirements and costs.
- PRO 4.2:** Keep parks and recreation facilities clean and in good condition through effective maintenance. Maintain City-owned properties to support the “Garden City” image of the community.
- PRO 4.3:** Utilize best management practices in park maintenance activities.
- PRO 4.4:** Acknowledge each park’s history and the contribution of the Snohomish community through a recognition wall or similar park feature.
- PRO 4.5:** Develop and adopt a park naming policy and a set of approved park and public facility standard details.
- PRO 4.6:** Support and encourage community activities along the City’s shorelines, especially in the downtown area.
- PRO 4.7:** Aerial utilities and telecommunication transmission infrastructure that result in unmitigated adverse impacts are prohibited. Utility corridors and easements can offer important opportunities for recreation and open space. The City should seek opportunities to create desirable recreation facilities upon properties used principally for utilities and similar infrastructure.

## **PROMOTION OF COMMUNITY HEALTH AND QUALITY OF LIFE**

**Goal PRO 5: Provide non-motorized trail and access opportunities that connect people and places and promote a healthy lifestyle. Continue to promote and increase walkability, connectivity and bike/pedestrian access to and within the City.**

### **Policies:**

- PRO 5.1:** Develop a City-wide trail system with internal connections and regional linkages (including regional partnerships to connect bike and walking trails from other parts of the region and finish trail linkages to the Centennial Trail).

- PRO 5.2:** Include trails, bike routes, walkways and safe street crossings in transportation planning to promote active lifestyles, conservation of resources, and protection of the environment.
- PRO 5.3:** Implement public outreach and wayfinding programs to help citizens locate and use City parks, trails, and open space.
- PRO 5.4:** Encourage physical activity by all City residents, with a special emphasis on young people and senior citizens.
- PRO 5.5:** Ensure that active recreation facilities within the City and the surrounding area, including baseball and softball fields, soccer fields, basketball courts, and others, are sufficient to meet the needs of City residents for practice and competition.

### **EFFECTIVE USE OF CITY RESOURCES**

**Goal PRO 6:** **Expand park, recreation, and open space opportunities via the strategic use of existing resources and the addition of parks and recreation staff. Continue to provide high-quality parks, recreation, and open space for City residents through the efficient use of City resources and the establishment of a future Parks and Recreation Department.**

#### **Policies:**

- PRO 6.1:** Establish a City of Snohomish Parks and Recreation Department and develop staff as an essential City resource.
- PRO 6.2:** Utilize effective and efficient methods of acquiring, developing, operating and maintaining recreation facilities and programs that accurately distribute costs and benefits to public and private interests.
- PRO 6.3:** Strategically identify potential land for future City parks and open space and prioritize the acquisition of key parcels of land needed to meet the park and recreation needs of City residents.
- PRO 6.4:** Ensure that new development is accommodated without reducing the LOS established for critical municipal services, including parks, recreation, and open space through the utilization of a GMA-based parks impact fee and other resources.
- PRO 6.5:** Recognizing that construction and operation of particular parks and recreation facilities (e.g. swimming pools, sports complexes, etc.) is beyond the current financial capability of the City, coordinate with other agencies and organizations for the efficient delivery of these services.
- PRO 6.6:** Land and facilities may be provided by a developer to the City in lieu of an equivalent portion of the Park Impact Fee where the City determines that such land or facilities serve the demands of growth in the Parks, Recreation and Open Space Long Range Plan.
- PRO 6.7:** Designate existing public parks as “Public Park” upon the Land Use Designation Map (Map LU-1).

- PRO 6.8:** Amend the Land Use Development Code to include development regulations for the Public Park land use designation that are consistent with, and implement, the goals and policies of the Comprehensive Plan.

### **COORDINATION WITH OTHER AGENCIES AND ORGANIZATIONS**

**Goal PRO 7:** **Coordinate with other entities to provide recreation facilities or services not provided by the City. Provide a complete system of park and recreational facilities and open space, coordinate with entities that provide other public, non-profit, and private recreation facilities or services that are needed by City residents.**

**Policies:**

- PRO 7.1:** Work with adjacent public agencies, community groups, non-profits, and private organizations to provide recreation facilities and open space, especially in areas experiencing increased development pressure.
- PRO 7.2:** Identify parks and recreation demand not currently met by existing City resources (e.g. dog parks) and determine potential solutions for adding these resources to the system, either through use of City resources or coordination with other agencies and organizations.
- PRO 7.3:** Maintain close coordination and communication with important regional parks and recreation partners, including Snohomish County, Snohomish Parks Foundation, and others.
- PRO 7.4:** Work with the Snohomish School District for the use of ballfields, pools, and other recreation facilities by the public to supplement (but not replace) existing park facilities.
- PRO 7.5:** Encourage the transition of public properties (e.g. schools, etc.) proposed for surplus into City parks, recreation, and open space.

**Goal PRO 8:** **Support private and non-profit recreation providers to meet the needs of City residents. Recognize and support the important role of private recreation providers in meeting the full range of recreation needs of City residents.**

**Policies:**

- PRO 8.1:** Work with private recreation providers to ensure the availability of private facilities in the long-term, such as ballfields.
- PRO 8.2:** Provide sites and facilities for operation through lease agreements and other arrangements to community organizations that serve youth, seniors, low-income, and other City Council priority groups.

# LAND USE

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## Vision Statement

We visualize Snohomish to provide ample opportunities to work, live, play and maintain the quality of life that preserves the community’s character in its land use.

We visualize Snohomish to provide for residential, commercial and industrial growth that preserves the community’s character in its land use.

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## Introduction

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The City's land use pattern is the most important physical aspect of a community. A community's land use pattern describes what types of activities take place, where those activities are located, and how they all fit together to define the structure of the City. Land use planning is essential to proper growth and development of Snohomish. It allows the community to ensure that adequate amounts of land for various types of land uses are provided for future growth. Land use planning also enables a city to control how growth and development will occur so that an efficient, orderly, and compatible land use pattern is created and adequate land is designated to meet growth needs.

Map LU-1 shows the existing land use designation patterns. By using this map in

conjunction with the Critical Areas map, very little vacant buildable space remains in the City limits. Opportunities for redevelopment or infill exist, however the land within the existing City limits will not accommodate the desired commercial and industrial development or expected residential development.

It is very important that an adequate amount of land be designated to incorporate the expected and desired growth in each land use category within the City Urban Growth Area. The City may also wish, at its own volition, to plan for and protect lands within designated planning area(s)—while recognizing that land use jurisdiction for unincorporated lands outside the City’s UGA resides with Snohomish County.

The Housing and Economic Development chapters have identified the need to designate

additional land for residential, commercial and industrial use. The Community Facilities chapter discusses public land needs.

The amount of vacant land for single-family and multifamily residential, commercial, and industrial use, especially in large vacant parcels, is nearly depleted within the city limits. This means the City must look to the areas outside of the City limits, but within our UGA area to provide those large pieces of developable land. Because of anticipated growth in the service area of the City, it is likely that the demand for additional developments in both single-family and apartment residential dwelling spaces will increase as well. In some instances, the City may wish to undertake certain planning studies for lands adjacent to, but outside of, its UGA. These areas shall be designated as Planning Areas.

### **Land Use Map**

The land use is the physical expression of other Community Development policies contained in this plan including housing, economic development and community facilities.

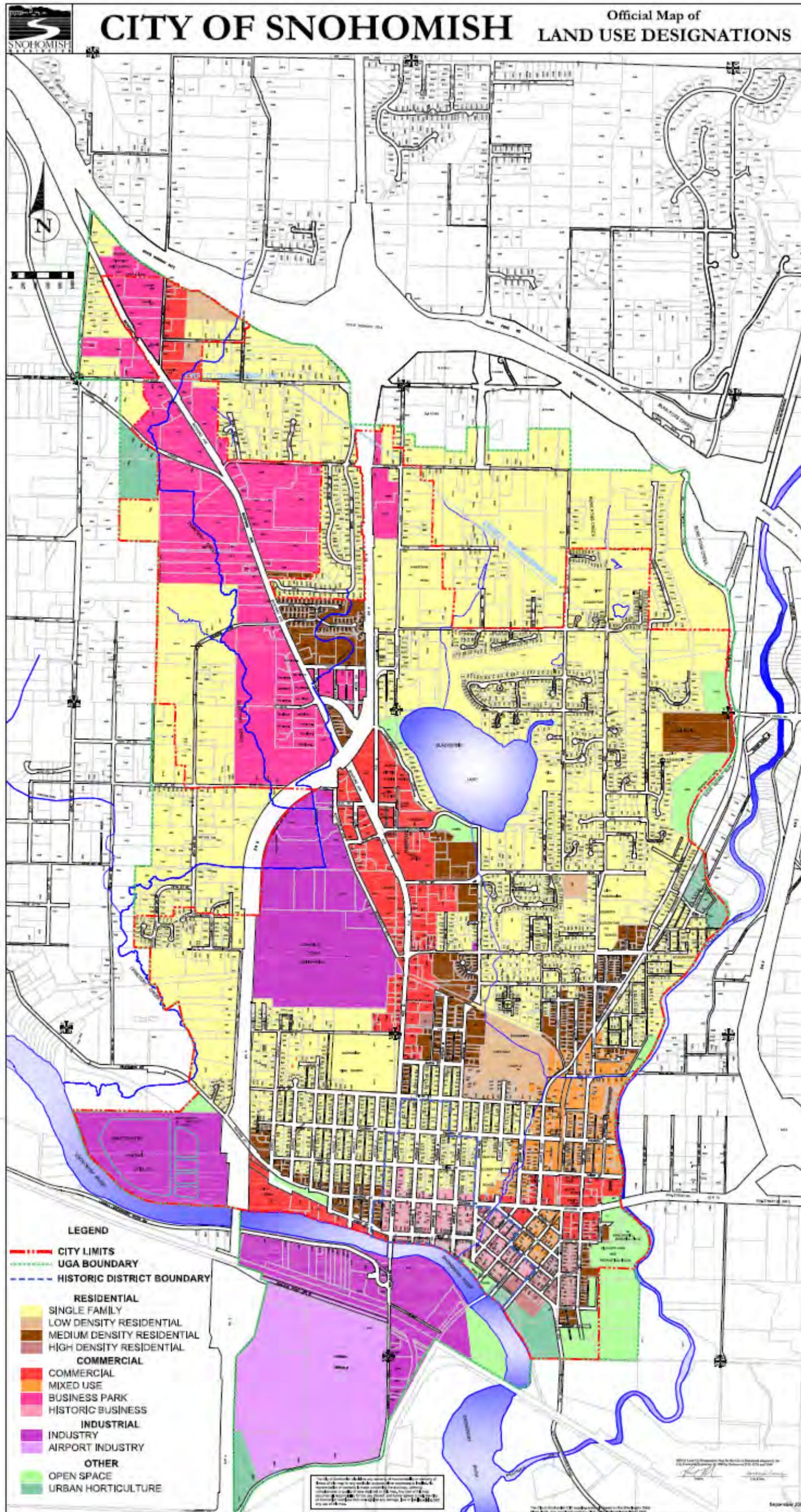
The land use policies and map are intended to provide guidelines in evaluating how much of each basic land activity is needed, where it should be located, and how it should be developed.

If Snohomish wishes to ensure that the surrounding rural and agricultural lands retain their distinctive identity, it is necessary that the land base for the higher density single-family residential, and apartment units be provided within the future City boundaries. The City is the logical purveyor of the utilities necessary to serve dense residential developments.

The land use areas provided under this plan fulfill the following vision statements and plan element policies:

- Provides space for a forecasted addition of 1270 single family units and 596 multi-family units to house the target population of 13855.
- The total 3,544 single family units and 1,500 multi-family units will meet the City goal of remaining predominately single family.
- The 238 acres of vacant Business Park land provided will meet the goal of providing additional retail commercial opportunities and the projected short fall of 24 acres for retail land within our current UGA for the year 2025. Future annexations demand will provide space for jobs as described in the vision statement and job target described in the Economic Development chapter above.
- The 60 acres of Airport Industry designated land will allow the airport to remain and potentially be expanded; creating additional jobs and retaining a major transportation asset and essential public facility for the community and region under a community approved master plan scheduled for 2005.
- The 118 acres of Urban Horticulture and Open Space will retain natural features, help protect critical areas from unsuitable development and provide for some recreational opportunities. Recently the County has recommended removal of portions this land from the City's UGA.
- The strategy of allowing for manufactured housing and accessory units in Single Family areas will increase density and allow for more affordable housing.
- Public utilities and facilities are not identified by a particular land use designation and instead such uses are assigned a land use designation consistent with the facility's surroundings. This process helps ensure that public facilities are sited where and when needed, while also allowing for evaluation of land use compatibility issues during the permit review process.
- The additional 41 acres of medium density multi-family designated land will allow for additional residential density and a full range of housing choices.

- The Urban Growth Boundary concentrates development in areas which can be provided with City services and provides for reasonable measures to meet the GMA growth policies.
- The Urban Growth Boundary in concert with rural density designations in the county will reduce sprawl.
- A Planning Area Boundary can identify lands presently outside the UGA that are likely to urbanize sometime in the future, following expansion of the City's UGA boundary pursuant to the Growth Management Act (GMA) and the Snohomish Countywide Planning Policies (CPP).

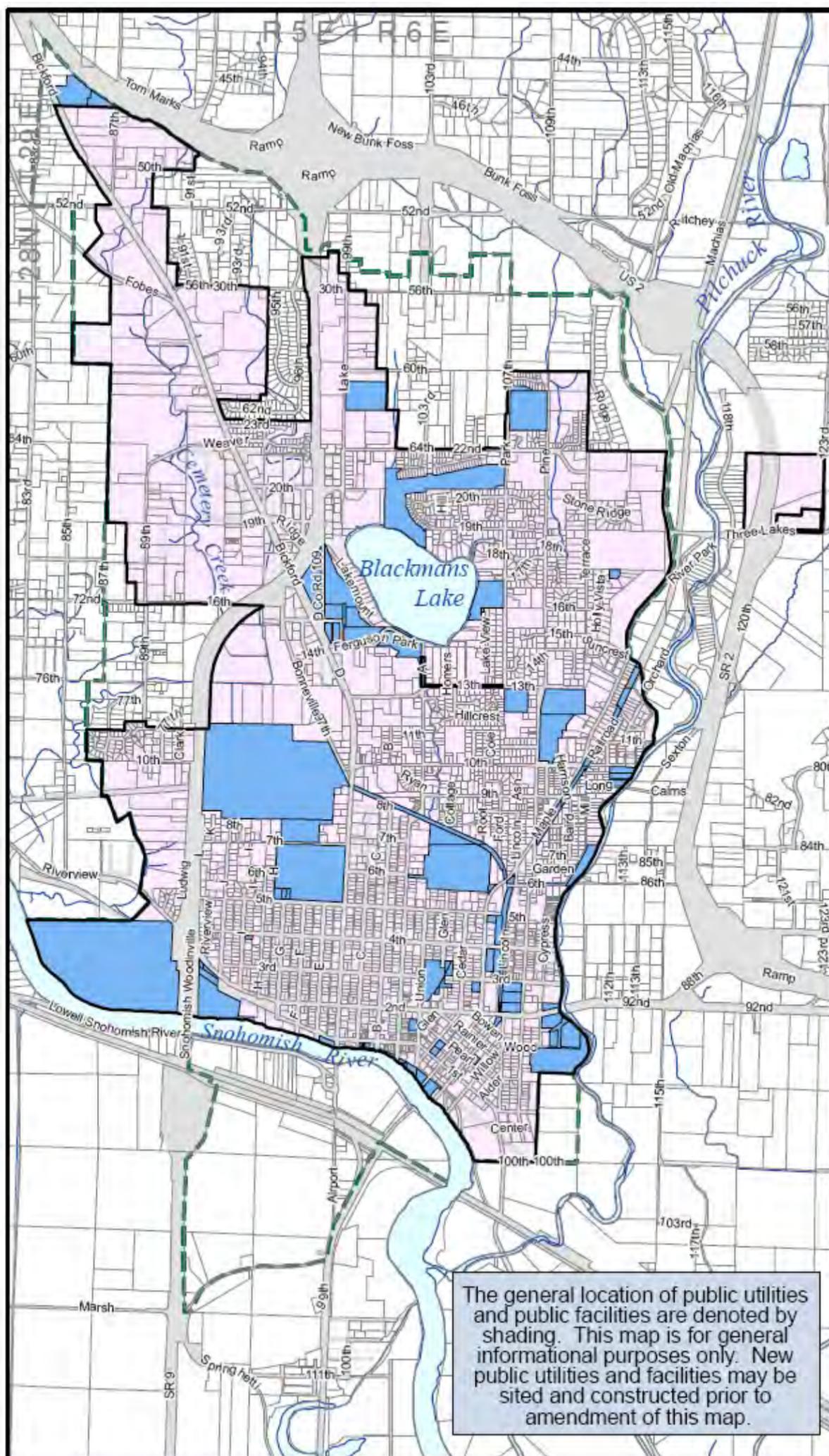


Map LU-1: Land Use Designations









**LU 3:  
General Distribution  
of  
Public Utilities and  
Public Facilities**

**Legend**

- City of Snohomish
- Suitable for Public Use
- Assessor Rights-of-Way
- Urban Growth Area Boundary
- Assessor Parcel Line

Scale in Feet  
September 2009

Produced by the City of Snohomish.

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**City of Snohomish**  
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The general location of public utilities and public facilities are denoted by shading. This map is for general informational purposes only. New public utilities and facilities may be sited and constructed prior to amendment of this map.

**LU 3: General Distribution of Public Utilities and Public Facilities**



**2004 Land Use Approved Docket Changes**

**PAUL YOUNG PROPERTY**

Address                    1106 Avenue A

**Zoning change:**

The parcel is currently zoned SINGLE FAMILY RESIDENTIAL (SFR). The proposed amendment would change the designation Single Family (SF) to MEDIUM DENSITY RESIDENTIAL (MDR).Medium Density (M) 18 units per acre

Snohomish County Tax Account Number: 004877-000-005-08.

Legal Description:

Beginning at the Northeast corner of Lot 5, the Lake Addition to Snohomish, as per plat recorded in Volume 5 of Plats on page 10, records of Snohomish County; thence South 143 feet; thence West 150 feet; thence North 143 feet; thence East 150 feet to point of beginning.

**SNOHOMISH SCHOOL DISTRICT PROPERTY**

Address                    2401 Park Avenue

**Zoning change:**

The parcel is currently zoned SINGLE FAMILY RESIDENTIAL (SFR). The proposed amendment would change the designation Single Family (SF) to Public Facility (P).

Snohomish County Tax Account Number: 280606-004-010-00.

Legal Description:

That portion of the north half of the northwest quarter of the northwest quarter of the southeast quarter of section 6, township 28 north, range 6 east, Willamette meridian, in Snohomish County, Washington, described as follows:

Beginning at the intersection of the south line of said subdivision and the east line of the west 20.00 feet of said subdivision; thence south 89 degrees 46 minutes 59 seconds east, along the south line of said subdivision, a distance of 348.80 feet; thence north 01 degrees 15 minutes 14 seconds west a distance of 25.12 feet; thence north 48 degrees 20 minutes 57 seconds west a distance of 35.00 feet; thence north 71 degrees 29 minutes 12 seconds west a distance of 105.38 feet; thence north 89 degrees 52 minutes 44 seconds west a distance of 220.45 feet to a point on the east line of the west 20.00 feet of said subdivision, said point also bears north 01 degrees 13 minutes 04 seconds east from the point of beginning; thence south 01 degrees 13 minutes 04 seconds west, along the east line of the west 20.00 feet of said subdivision, a distance of 81.00 feet to the point of beginning.

**Table LU-1****Projected Areas Designated by Land Use in the Urban Growth Area**

Land Use Designation	Incorporated UGA		Unincorporated UGA		Total UGA	
	Acres	Percent	Acres	Percent	Acres	Percent
<b>Residential</b>						
Single Family Residential	853.29	37%	462	52%	1,315	42%
Low Density Residential	41.62	2%	0	0%	42	1%
Medium Density Residential	134	6%	0	0%	134	4%
High Density Residential	17.61	1%	0	0%	18	1%
<b>Commercial/Lt. Industrial</b>						
Commercial	141.72	6%	0	0%	142	4%
Business Park	253.15	11%	17.49	2%	271	9%
Neighborhood Commercial	0	0%	0	0%	0	0%
Airport Industry	0	0%	145.37	16%	145	5%
Industry	203.17	9%	86.42	10%	290	9%
Historic Business	30.45	1%	0	0%	30	1%
Mixed Use	63.93	3%	0	0%	64	2%
<b>Other</b>						
Open Space	57.86	3%	33.28	4%	91	3%
Urban Horticulture	20.03	1%	21.52	2%	42	1%
Roadway-ROW	402.11	18%	67.22	8%	469	15%
Open Water	62.94	3%	51.05	6%	114	4%
<b>Totals</b>	<b>2,282</b>	<b>100%</b>	<b>884.14</b>	<b>100%</b>	<b>3,166</b>	<b>100%</b>

**Non-Contiguous City Territory**

Gravel Pit	37 acres
Water Treatment Plant	3 acres
Pilchuck Dam Site	8 acres

## LAND USE GOALS AND POLICIES

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**GOAL LU 1: Maintain a standard that provides adequate space for existing and future land use needs of Snohomish while making certain the development of an efficient, orderly, and compatible land use pattern for the City.**

**Policies:**

- LU 1.1:** Maintain a practice of the City using the public planning process in order to promote that all new development is located in appropriate areas in order to prevent the creation of potential nuisances, practices not to the community's standard, and hazards which might be created by the juxtaposition of incompatible land uses.
- LU 1.2:** Maintain a practice of the City applying and reviewing our existing land use development code and eliminate pyramiding of uses and overlay designations where they are found to promote the establishment of incompatible land uses.
- LU 1.3:** Maintain a practice of providing in accordance with Growth management additional land for each form of major land use through changes in annexations based upon the policies contained in this plan and the Land Use ordinance and map.
- LU 1.4:** Maintain a practice of recognizing and identifying lands adjacent to the City Urban Growth Area that represent logical future expansions of the City and its services, and where, because of geographic and real estate market conditions, urban development is expected following expansion of the City's UGA boundary pursuant to the Growth Management Act (GMA) and the Snohomish Countywide Planning Policies (CPP).
- LU 1.5:** Maintain a practice of engaging interested agencies, property owners, and other stakeholders in planning for lands within established planning areas.
- LU 1.6:** Maintain a practice of advocating the eventual expansion of the City of Snohomish UGA to include the North Planning Area established by Resolution 1224 and depicted herein by Map LU-2.

**GOAL LU 2: Maintain a standard that all new development will be consistent and compatible with the adopted Vision Statement and other policies contained in the Policy Plan and with the State of Washington's Growth Management Act to make certain reasonable measures are taken to allow for increased density and planned growth. .**

**Policies:**

- LU 2.1:** Maintain a practice of using the adopted land use policies and the adopted Land Use Plan maps to evaluate all annexations, subdivisions, and other land use actions and requests.

**GOAL LU 3: Maintain a standard that the City will promote all new development that occurs in a manner consistent with the ability of the City and/or private persons to provide and pay for necessary street improvements, services, facilities, and utilities needed to accommodate a given intensity or density of development.**

**Policies:**

- LU 3.1:** Maintain a practice of requiring as a condition of plat or development approval, the installation or upgrading of needed improvements or mandatory involvement in a future Local Improvement District.
- LU 3.2:** Maintain a practice that development will be served by water, sewer and power, and paved streets with curbs, gutters, sidewalks and street lights.

**SINGLE-FAMILY LAND USE**

**GOAL LU 4: Maintain standards that develop single-family areas, which provide suitable living environments for individuals and families, which have the following characteristics: quietness, privacy, safety, and land use stability and compatibility. These areas are intended for detached single-family dwelling units.**

**Policies:**

- SF 4.1:** Maintain a practice that single-family areas should coincide with defined planning areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.
- SF 4.2:** Maintain a practice that single-family development should not exceed six units per gross acre in accordance with our current land use ordinances.
- SF 4.3:** Maintain a practice that single-family development should be located on varying terrain which avoids poorly-drained areas and complies with all adopted environmental policies.
- SF 4.4:** Maintain a practice that single-family development should have direct access to local or private streets with close proximity to major thoroughfares and bus transportation and be pedestrian friendly in order to provide direct connections to work, shopping and recreational areas.
- SF 4.5:** Maintain a practice that newly annexed existing single-family residences served by septic tanks, must connect to City sewer lines within five years after service is extended to the properties.
- SF 4.6:** Maintain a practice that single-family areas should be located in planning areas that have a stable single-family land use character and have arterial and collector streets as boundaries with local residential streets for internal circulation.

- SF 4.7:** Maintain a practice that areas which are included in defined historic districts or which exhibit other special qualities that should be preserved and which have a single-family character should be retained as single-family areas.
- SF 4.8:** Maintain a practice that new single-family development on the fringes of the City should be located near similar developments in order to avoid the costly and undesirable consequences of scattered development in accordance with GMA policies.
- SF 4.9:** Maintain a practice that manufactured homes on individual lots may be located in single-family areas, except for historic districts or landmark areas, provided they meet the following conditions:
- a. Are affixed to a permanent foundation;
  - b. Meet the City and State standards regarding electrical, plumbing, sewer and water hookups;
  - c. Comply with appropriate provisions of the International Building Code, and equivalent HUD codes;
  - d. Meet the current Washington State Energy Code.
- SF 4.10:** Maintain a practice that low density apartments may be allowed as conditional use in conjunction with the operation of a nursing home in single-family areas, provided: that they are used for housing or are managed care facilities and that the size of the overall operation will be on a site of three acres or more.
- SF 4.11:** Maintain a practice that senior housing be permitted in close proximity to urban centers and transportation systems

## **MULTI-FAMILY LAND USE**

**GOAL LU 5: Maintain a standard of retaining and developing adequate apartment areas to provide a suitable living environment and the greatest range in residential densities, housing types, life-styles and economic needs of the population.**

### **Policies:**

- MF 5.1:** Maintain a practice that develop apartment areas using the following classifications and allowed maximum density per acre:
- a. Low density, 12 units per acre.
  - b. Medium density, 18 units per acre.
  - c. High density, 24 units per acre.
  - d. Senior Housing, 30 units per acres
- MF 5.2:** Maintain a practice that the density of apartment development should be based upon topography, availability of streets and utilities, and proximity to major transportation corridors and commercial areas.

- MF 5.3:** Maintain a practice that apartment densities should not exceed 24 units per acre, except for senior housing where it may be 30 units per acre maximum, if it can be shown such development will have low impact on the neighborhood and city services.
- MF 5.4:** Maintain a practice that apartment development should be located on varying terrain which avoids poorly-drained areas and will comply with the adopted storm water, drainage and critical area environmental policies.
- MF 5.5:** Maintain a practice that develops apartments near collector and/or arterial streets and bus routes in order to provide direct connections to places of work, shopping, and recreation.
- MF 5.6:** Maintain a practice that streets providing access to apartments should have the capacity for vehicular and pedestrian traffic resulting from a given density of apartment development.
- MF 5.7:** Maintain a practice that apartment development should be located near shopping, recreational, and school facilities in order to provide easy access either by car or on foot.
- MF 5.8:** Maintain a practice that apartment development should be served by adequate water, sanitary sewer, and power utilities.
- MF 5.9:** Maintain a practice that high-density apartment development should be located in such a way as to minimize view obstruction.
- MF 5.10:** Maintain a practice that medium-to-high-density apartment development should be confined to areas near major transportation corridors and commercial areas.
- MF 5.11:** Maintain a practice that low-density apartment developments should be located in the outlying areas of the City where needed services are available, as transitional areas between different land uses, and in areas requiring restrictions on the height of structures.
- MF 5.12:** Maintain a practice that apartment areas should be located adjacent to commercial areas and planned industrial parks.
- MF 5.13:** Maintain a practice that apartment areas should be used as a buffer between single-family areas and commercial and industrial areas.
- MF 5.14:** Maintain a practice that high-rise apartments in excess of three stories will not be allowed within the City at this time.
- MF 5.16:** Maintain a practice that mobile home sites will not be allowed in multi family zones. Mobile home sites will be limited to existing mobile home park sites.
- MF 5.17:** Maintain a practice that high density apartments will be approved in a site development plan approval process.

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## **COMMERCIAL LAND USE**

**GOAL LU 6:** Maintain a standard of developing sufficient commercial areas which are safe, attractive, and convenient to meet the service and shopping needs of the Snohomish trade area.

**Policies:**

**CA 6.1:** Maintain a practice that designates adequate commercial areas to provide for commercial activities, which have differing characteristics and activities as described below:

- a. Commercial Designation: A concentration of individual shops and stores in conjunction with neighborhood and community shopping centers which are auto-oriented and located along major arterials of the City. Such commercial areas should provide a wide range of convenience and general merchandise goods and services. It is oriented towards service and automotive shopping and has a local market draw.
- b. Neighborhood Business: Is a concentration of individual shops and stores in conjunction with neighborhood and community shopping centers which are auto-oriented and located along major arterials of the City. Such neighborhood areas should provide a basic range of convenience and general merchandise goods and services. It is oriented towards service and pedestrian local market draw.
- c. Historic Business Designation: It is the part of the commercial area which is in the Historic District. The Historic Business Designation (HBD) is both pedestrian and auto-oriented and will provide a broad range of pedestrian-oriented commercial services and goods, including offices, specialty shops, and entertainment activities and has reduced parking requirements to encourage the preservation and renovation of existing structures.
- d. Business Park: These areas will allow a mix of light manufacturing and commercial uses with approval of a site development plan and access points in each development. This will discourage strip commercial development and broaden the array of developable areas to include those with environmental constraints. Development will occur under strict aesthetic and environmental controls. It is intended to designate and preserve large parcels for commercial and manufacturing activities which require extensive land areas. Residential uses are permitted only in conjunction with commercial use on the same site.

**CA 6.2:** Maintain a practice that all commercial areas should be located on reasonably level sites which avoid poorly-drained areas and should comply with adopted environmental policies.

**CA 6.3:** Maintain a practice that all commercial areas should adjoin streets which have the capacity to handle the additional vehicular and pedestrian traffic resulting from a given type of commercial development.

- CA 6.4:** Maintain a practice that all commercial areas should be served by adequate water, sanitary facilities, power, and storm drainage utilities.
- CA 6.5:** Maintain a practice that commercial areas should be developed as defined centers with access and visual exposure to arterials and highways.
- CA 6.6:** Maintain a practice that all commercial development should be carefully located and designed to eliminate or minimize adverse impact of heavy traffic volumes, and to separate automobiles from pedestrian traffic.
- CA 6.7:** Maintain a practice that commercial centers should be developed so as to encourage aesthetic site arrangements of buildings with landscaping and adequate off-street parking areas and contain pedestrian friendly orientation.
- CA 6.8:** Maintain a practice that business park areas shall have access to at least one major arterial in order to meet transportation needs of commercial activities and are coordinated with non motorized transportation systems.
- CA 6.9:** Maintain a practice that business park areas shall be designated where the City wishes to preserve large sites for a blend of selected commercial and manufacturing uses which require extensive land at a low unit cost, but may possess environmental constraints.
- CA 6.10:** Maintain a practice that development of business parks shall be done with ample landscaping, open space, and good site design that protects existing environmental characteristics and the protection of existing residential neighborhoods. Site design is encouraged to have internal road networks and limited access onto the major arterial. Access limitations will reduce traffic hazards on arterials impacted by the vehicles attracted to these commercial activities.
- CA 6.11:** Maintain a practice that approval of development within a Business Park designation will require review as a site development plan. The normal minimum site area will be five acres, however individual properties with an existing area of less than five acres at the time of annexation into the City of Snohomish or at the date of designation as Business Park may also be approved for development through the site development plan process. Access to a development processed as a site development plan should have limited access to abutting roadways subject to appropriate traffic engineering and emergency access review.

## **INDUSTRIAL LAND USE**

- GOAL LU 7:** **Maintain a standard that designates sufficient industrial areas of varying sizes and types in order to achieve economic stability and employment growth to encourage the development of the city as a small diversified manufacturing center and to provide locations for other land uses that require separation from residential and other uses.**

**Policies:**

- IA 7.1:** Maintain a practice that designate adequate land use areas to allow for the growth of existing industries, to provide space for new small manufacturing activity and to address needs of other land uses that require separation. The airport has unique needs and problems and should be identified and regulated as airport industry areas. The land use categories described below, when implemented on the land use plan, will provide areas for manufacturing and other activities with different characteristics.
- a. Industrial Designation. The industrial plan designation is for those uses that do create compatibility problems with other kinds of land uses, but do not create excessive amounts of noise, light, noxious odors or hazardous products or by-products. Adult uses are allowed in one specific area of the city designated industry.
  - b. Airport Industry Designation. Harvey Airfield and the surrounding area should be protected as a regional resource. This designation will protect it from incompatible land uses, allow its orderly expansion, and provide for its further development as a regional reliever field as designated by the FAA. It is also intended to reduce the impact of airport uses on adjacent properties. The airport area designation will allow a mix of certain commercial and light industrial uses compatible with airport activities. It may allow for event related uses as well as trade/aviation schools with associated seasonal student dormitory housing. Development will be done under an approved site development plan. This master planning and community consultation activity is scheduled to occur in 2005.
  - c. Mixed Use Designation. This designation applies to areas of the City in which housing, shopping and working activities can be compatibly mixed to encourage consolidation and infill of under-utilized parcels, reduced auto work and shopping trips and increased housing densities. Mixed Use areas will encourage a mix of multifamily residential, commercial and light industrial uses in the same area, on the same site, and in the same structure. Compatibility among sharing uses will be increased by design controls on both the site and structures. Mixing uses will be encouraged by incentives, but not required in the Mixed Use area.
- IA 7.2:** Maintain a practice that all industrial areas should have access to at least one major highway or major streets with limited rail, air, and water modes available to some sites in order to meet special transportation needs of specific industrial activities.
- IA 7.3:** Maintain a practice that industrial development should be served by adequate water and sanitary sewer facilities, and power utilities.
- IA 7.4:** Maintain a practice that the existing industrial land south of the Snohomish River should be encouraged to annex to the City by the extension of necessary utilities to allow optimum commercial and industrial development of this area.
- IA 7.5:** Maintain a practice that major transportation facilities, excluding the Snohomish Airport, should not be located in agricultural areas and should be physically isolated from planned residential areas.

- IA 7.6:** Maintain a practice that Adult Businesses and Adult use retail and commercial operations will be conditionally permitted in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street to isolate their secondary effects to the greatest extent possible.
- IA 7.7:** Maintain a practice that new industrial areas should not be located next to planned residential areas without some form of vegetation buffer.
- IA 7.8:** Maintain a practice that development of industrial parks and existing industrial areas should be encouraged to provide good site design, landscaping, and off-street parking.
- IA 7.9:** Maintain a practice that designated Airport Industry areas should include Harvey Field and adjacent areas within the airport ownership west to the UGA boundary.
- IA 7.10:** Maintain a practice that development within the Airport Industry designation will be done with ample landscaping and open space, and an approved site development plan that shows protects critical areas, environmental constraints, FEMA flood plain elevation restrictions and transportation impacts. .
- IA 7.11:** Maintain a practice that Mixed Use designated areas shall be located in parts of the City already characterized by mixed uses, served by arterials and within easy walking distance of transportation systems.
- IA 7.12:** Maintain a practice that development within Mixed Use sites shall be reviewed under a site development plan process that includes design review of the building in accordance with City regulations and Design Standards, and approval action by the Hearing Examiner. The development of mixed uses on the same site and in the same structure will be encouraged by incentives such as shared parking
- IA 7.13:** Maintain a practice that Binding site plan agreements for specific site developments within the Mixed Use designation will be executed prior to the issuance of development permits.

## **PUBLIC LAND USES**

**GOAL LU 8: Maintain a standard that provides adequate areas for public uses such as schools and parks, so that they compatible with surrounding uses.**

### **Policies**

- PA 8.1:** Maintain a practice that land used for public facilities should adjoin streets which have sufficient capacity to accommodate vehicular and pedestrian traffic resulting from a specific activity.
- PA 8.2:** Maintain a practice that public facilities can be utilized as a buffer between commercial, apartment, and single-family areas, or as a core areas around which residential uses are located.

- PA 8.3:** Maintain a practice that the Burlington Northern right-of-way which was abandoned and exists between Avenue D and Maple Avenue will be designated and utilized as a utility and pedestrian corridor.
- PA 8.4:** Maintain a practice that public facilities will be encouraged that provide good site design, building design, landscaping, and off-street parking
- PA 8.5** Implement a practice that the City shall maintain an inventory and develop programs and services for the preservation and allowance of siting of Essential Public Facilities.

### **OPEN SPACE LAND USE**

**GOAL LU 9:** **Maintain a standard of preserving and protecting natural and open space areas, which include environmentally sensitive areas and which also, include agricultural lands and parks as areas which either are largely undeveloped, are not designated open space, or provide a similar amenity.**

- OS 9.2:** Maintain a practice that the City will attempt to buy, trade, receive in dedication, receive in easement, or exchange surplus City-owned property resources for open space and park property.
- OS 9.3:** Maintain a practice that this designation denotes those areas which will not be developed, although low intensity recreational activities are allowed. Areas such as this could include stream sides and wildlife and water fowl habitats.
- OS 9.4:** Maintain a practice that dedication of natural areas, critical areas and open space areas to the City may be required as part of the Critical Areas exceptions process for land use development including, binding site plan and plat approval.

### **URBAN HORTICULTURE LAND USE**

**GOAL LU 10:** **Maintain a standard that designates areas located within the City limits adjacent to agricultural areas for low density, low impact uses which will not adversely impact the adjacent agricultural uses.**

#### **Policies:**

- UH 10.1:** Maintain a practice that the Urban Horticulture area will allow uses which do not require extensive structures or development and require large land areas; these include intensive agriculture operation, sale of agriculture products, sales of landscaping materials and supplies, farmer's markets, outdoor recreation activities and log and lumber storage. These are intended to act as areas of less intense development between the urban areas in the City and adjacent Agricultural areas.

**UH 10.2:** Maintain a practice that the Urban Horticulture areas shall be within the City limits which are adjacent to Agriculture areas and are either currently in agriculture uses or seasonal agriculture farm retail uses like produce markets, produce vendor, and tourism related attractions. .

**UH 10.3:** Maintain a practice that Development of the Urban Horticulture area should be done with a minimum of permanent structures requiring that at least 80 percent of a parcel remain unbuilt and pervious. Uses which may negatively impact adjacent Agricultural uses will be discouraged. These areas are typically located in the flood plain and development must meet the flood plain protection requirements of the City.

## **ANNEXATION**

**GOAL LU 11: Maintain a standard for annexation review that supports logical expansions of the City boundaries, conserves City resources, and results in no reductions in levels of service provision to the existing community.**

### **Policies:**

**AN 1.1:** Maintain a practice that review of annexations should balance policy criteria and other City objectives. Review criteria are intended as guidance rather than standards. Annexations should be evaluated in terms of the overall affect on the community.

**AN 1.2:** Maintain a practice that larger annexations should generally be favored over smaller annexations to preserve City resources.

**AN 1.3:** Maintain a practice that annexation boundaries should be regular, as defined by:

- a. The use of physical boundaries, such as streets and natural features;
- b. Avoiding creation of islands or peninsulas of unincorporated lands;
- c. Consideration of the relationship to hydrological systems, topography, and utility basins where appropriate; and
- d. Administrative boundaries, such as special service districts.

**AN 1.4:** Maintain a practice that annexation may be considered untimely if insufficient property owner support for annexation would result in less than optimal boundaries, unless other policy goals would be furthered.

**AN 1.5:** Maintain a practice that annexations should be supported where City utility services can be provided in a logical and efficient manner. Existing points of utility access, schedules for planned capital improvements, potential cost to existing ratepayers, and long term utility system improvements plans should be considered.

**AN 1.6:** Maintain a practice that annexations should have access from a City street or state highway, and should represent a logical and timely expansion of the City's street network. Future street grid system plans should be considered.

**AN 1.7:** Maintain a practice that evaluation of annexation proposals should consider the conformance of existing land uses with City codes and policies, and should consider

the effects of historic land use, e.g., contaminated soils and the presence of historic or cultural resources, to the extent information is available.

- AN 1.8:** Maintain a practice that annexations should not be supported when the action would facilitate vested development proposals that are inconsistent with City standards, regulations, and policies.
- AN 1.9:** Maintain a practice that annexation proposals should generally include adjacent county rights-of-way. The cost of improvements and maintenance should be considered in the determination.
- AN 1.10:** Maintain a practice that certain unincorporated areas should be considered priority areas for annexation. Priority areas include:
- a. Areas where recurring revenues from taxes and fees will exceed the cost of providing municipal services to the area;
  - b. Areas where municipal services have already been extended;
  - c. Areas where urban services are required to correct degradation of natural resources or to address public health concerns;
  - d. Areas where the City has concerns about land use controls, i.e., future development occurring under other policies and standards;
  - e. Areas that represent peninsulas of unincorporated area partially surrounded by the City;
  - f. Areas where future development is necessary to help resolve existing urban service deficits;
  - g. Areas where existing residents are impacting City services and infrastructure;
  - h. Areas with existing urban character;
  - i. Areas with a logical and historical identification and affiliation with the City.
- AN 1.11:** Maintain a practice that the fiscal impacts should be considered in evaluating annexation proposals.
- AN 1.12:** Maintain a practice that service level impacts to existing residents and property owners should be considered in evaluating annexation proposals. Impacts to other service providers should also be considered.
- AN 1.13:** Maintain a practice that annexations should be required to assume a proportionate share of any existing City bonded indebtedness, unless waiving the requirement would achieve other City goals.
- AN 1.14:** Maintain a practice that the City's Shoreline Master Program should be amended, as necessary, to incorporate annexing properties at the time of annexation.
- AN 1.15:** Maintain a practice that the City will ensure consistency and quality of development within the City's future city limits by requiring annexation as a condition of connection to the City's utility systems. Exceptions can be made where connection is required due to public health emergencies or where contractual obligations limit the City's ability to require annexation. The City does not commit to provision of utility service to any area outside the City's corporate boundary. This policy is necessitated by case law that prohibits the City from conditioning utility service to UGA

development on conformance to City development standards. Upon completion of an interlocal agreement with Snohomish County ensuring that development within the UGA conforms to City land use standards, this policy should be removed or amended.



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# TRANSPORTATION SYSTEM

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## Vision Statement

We visualize Snohomish as a dynamic transportation community giving consideration to motorized and pedestrian transportation.

We visualize Snohomish as a mobile community that includes Trails, paths, paved walkways and safe street crossings are included in transportation planning.

We visualize Snohomish as a designed transportation community that provides easy and safe access to services.

We visualize Snohomish to grow and develop in a planned and coordinated manner and avoid sprawl.

We visualize Snohomish that preserves neighborhood integrity and lessens traffic congestion in residential areas. The use of City streets as through streets for inter-city traffic is discouraged.

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## Purpose of the Transportation Element

This Transportation Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the motorized and non-motorized transportation needs of the City of Snohomish. It represents

the community's policy plan for the next 20 years.

It is also based on the county-wide planning policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The

Transportation Element specifically considers the location and condition of the existing traffic circulation system; the cause, scope, and nature of transportation problems; the projected transportation needs; and plans to address all transportation needs while maintaining established level of service standards.

### **Major Transportation Considerations**

The type and availability of transportation resources are major factors in the development of land use patterns, while conversely, the way land is used greatly influences the need and location for new transportation. The relationship between transportation and land use is one of continuous interaction and their planning must be coordinated. The Land Use Map and the Transportation Plan are highly dependent on each other and need to be carefully coordinated. The Transportation Plan in this element will guide decision making to achieve the community goals as articulated in the Vision Statement.

### **Location and Integration of Existing Transportation**

The transportation system of the community refers to the various types of transport (air, water, rail, and vehicle, pedestrian) within Snohomish that are used to move people and products from one place to another. The development of the transportation system within Snohomish has greatly affected the form and land use of the city. The need for a Snohomish River crossing provided the reason for the founding of the town. The river provided cheap barge and boat transportation, which influenced the development of the early street pattern and encouraged intensive development of the shoreline.

The railroad stimulated additional growth of the City, encouraged development of the town north of Fifth Street, and provided for the first public transit system in the form of an interurban rail line. The location of major highways in and around Snohomish has provided man-made boundaries for the City and established Avenue

D and Second Street as major arterials of the town. There are five major modes of transportation which make up Snohomish's transportation system: vehicle, rail, water, air, and pedestrian.

The major east-west Burlington Northern line runs on the south side of the Snohomish River in the GMA. This line also carries AMTRAK to Everett. At the present time, there are no large parcels of industrially-zoned land along Maple Avenue. This reduces the potential for development of an industry which might require rail transport. The railroad right-of-way has been abandoned north of Pine Avenue and become a part of the Centennial Trail. This combination pedestrian, bicycle, horse trail is a major north-south link in the County and regional trail system.

The Snohomish and Pilchuck Rivers are used primarily for fishing, with limited pleasure boating on the Snohomish. The low flow volume of the Pilchuck River during the summer restricts the use of this river to recreation purposes only.

Snohomish's airport (Harvey Airfield) is the largest private airport in the state. It has two runways and has experienced major growth in home-based aircraft, increasing from 85 planes in 1970 to over 300 planes in 2000. Land use restrictions in the County have not allowed it to expand further. The major needs of the airport involve the future expansion of the facility and the protection of the approach ways. It is anticipated that over the few next years an Airport master plan for Harvey Field will be developed in coordination with Snohomish County for the future expansion needs of the airport. The location of the rail service adjacent to the airport makes it an excellent area for industrial and economic development.

### **Influence of Regional Traffic**

Regional traffic is the greatest portion of traffic volumes on arterials within the City's GMA. The inventory of the transportation system includes a review of the transportation plans for

the county and the Regional transportation Planning Organization. No changes in regional traffic flow as percentage of the total flow on City arterials through the City are expected in the planning horizon.

Two important regional highways intersect in the City Urban Growth Area.

U.S. Highway 2 is a transcontinental link which connects to the Midwest and is a Greyhound Bus route. The City has access to Highway 2 via Second Street to the east and Avenue D and Bickford Avenue to the north. Highway 2 access points from both Snohomish and the Snohomish service area are substandard. U.S. Highway 2 connects by an off ramp with State Route 9 at the northern edge of the City GMA. This intersection is controlled by stop signs and is becoming increasingly difficult to negotiate due to traffic volumes on State Route Highway 9.

Highway 9 is a State Route which connects Woodinville in the South and with Arlington in the North. The Bickford Highway 9 intersection suffers from poor sight distance. This intersection needs to be at grade with a traffic light. It is extremely important that the Highway 9 status as a limited access highway be retained to maintain capacity. The State of Washington, Department of Transportation, intends to widen Highway 9 from two to four lanes which will exacerbate the problem at the intersections of 56th Street S.E. and Highway 9 and Second Street with Highway 9 on the west side of the UGA. The distance to the connection of Highway 9 and Highway 2 to the north of the City has caused many motorists to use Second Street as a connecting arterial short cut. This has become a regional connecting arterial and should be maintained by the County or the State of Washington.

### **Truck Routes**

The City has designated truck routes for trucks which do not need to make local deliveries. These routes are arterials which are constructed to standards which make them better able to support heavy vehicles on a continual basis.

### **Natural Traffic Barriers**

Surface water, geological hazards, or other critical areas create natural barriers to the traffic circulation system requiring special consideration when determining traffic volumes and an important tool for planning for the City's transportation needs. These are located in the Environmental Protection Element of this section.

### **Inventory and Analysis**

The inventory presented in this element provides information useful to the planning process. This Transportation Element addresses all roads located within the City including those which are the responsibility of the Washington State Department of Transportation (state highway system), the county, or the City itself (all roads not privately owned, or included in the above). The County is assuming the responsibility for analyzing the transportation facility needs outside of the City Limits.

### **Concurrency**

This element contains the City of Snohomish's plan to provide specified levels of transportation service in a timely manner. The Levels of Service Standards that are adopted in this plan will be maintained through upkeep of the existing circulation system and expansion of transportation services where needed. The City has adopted Link E Level of Service standards for the arterials that handle the most significant volume of local traffic in the City. Design Standards have been adopted for all other collectors and arterials in the City. The Level of Service standards for transit facilities have been linked to the Level of Service standards for the arterials. These standards provide measurable criteria to judge the adequacy of roadway service provision.

The process of establishing Level of Service Standards requires the City to make quality of service decisions explicit. As specified in the Growth Management Act, new developments will be prohibited unless transportation

improvements or strategies to accommodate the impacts of development are made concurrent with the development. Such improvements and strategies will be in place or financially planned for within six years of development use.

## Method for Assessing Capacity of the Traffic Circulation System

### Roadway Classification

The City uses Roadway Functional Classification System to ensure consistent classifications of each roadway. The City contains collector and arterial roadways. State Highway 9 and U. S. Highway 2 are limited access facilities, which provide regional access linkage. The classification system uses traffic volume to distinguish the types of roads. Roadway limitations are experienced during peak hour driving times in the morning and evening, and this peak hour volume is used to the roadways in the City. The roadway classification and general capacity by levels of service are shown in Table TR-1.

The roadway classifications are described below:

**Arterial Road.** A vehicular right-of-way whose primary function is to carry through traffic in a continuous route across an urban area while also providing some access to abutting land. Arterial roads take traffic from collector streets that serve neighborhoods and often connect to freeways, expressways and/or parkways. Arterials are typically a principal part of the road network for through-traffic flow. They carry the major portion of trips entering or leaving an urban area and normally carry important intraurban and intercity bus routes. In some areas arterial roads are further classified as principal arterials and minor arterials; they are usually found 1 to 3 miles apart.

Minor arterials provide an 80-foot right-of-way, consisting of 60 to 68 feet of paved road surface and 12 to 20 feet of sidewalk and planting areas. The roadway includes four moving lanes 11 to 12 feet in width and two parking lanes 8 to 10

feet in width. It should have a maximum grade of 5 percent, a design speed of 35 to 40 mph and should be expected to carry 10,000 to 25,000 trips per day.

Major arterial cross sections provide a right-of-way of 120 to 150 feet and a pavement width of 84 to 116 feet which includes a median, four to six 12-foot moving lanes and two 12-foot parking lanes. A maximum grade of 4 percent and a design speed of 35 to 50 mph should be provided. Major arterials should be expected to carry 25,000 to 40,000 trips per day. The design of all urban arterials should also include sidewalks at least 5 feet in width, with planting strips between the sidewalk and street surface at least 5 to 10 feet in width. Minimum building setback line should be 30 feet from the right-of-way line for those fronting on the arterial and 60 feet for those backing on the arterial.

Arterials are placed as, or become, dividing lines between neighborhoods and are also used to separate incompatible land uses.

**Collector Street.** A street that carries traffic between urban arterials and local streets and provides access to abutting property. Collector streets serve as through streets within neighborhoods, are often local shopping streets and frequently carry local bus routes. Collectors are generally spaced from .25 to 1 mile apart in the urban network.

Typical cross sections provide a right-of-way of 60 feet, pavement width of 40 to 44 feet which would include two 10- to 12-foot moving lanes and two parking lanes of 8 to 10 feet and sidewalks at least 4 feet wide with vertical curbs and planting strips. A maximum grade of 5 percent and a design speed of 30 to 35 mph should be provided. A collector should be designed to carry 1,500 to 10,000 trips per day.

**Local Street.** A road that primarily provides access to abutting property. It typically has low traffic volumes and low speeds. The primary land-access system, local streets constitute approximately 60 percent to 80 percent of the mileage of the total urban road system. Traffic

from local streets is funneled into the collector street system; through traffic on the local street system is discouraged.

Typical cross sections provide a 50-foot right-of-way; pavement width of 36 feet, which would include two 10-foot moving lanes and two 8-foot parking lanes; and sidewalks at least 4 feet wide

with curbs and gutters. A maximum grade of 6 percent and a design speed of 25 mph should be provided. A local street should be designed to carry no more than 1,500 vehicular trips per day, and substantially less where community values dictate elimination of traffic.



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# **City of Snohomish**

## ***Transportation Plan Update***

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Prepared For:  
City of Snohomish

November 9, 2004



**Perteet, Inc.**

*Civil and Transportation Consultants*

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## INTRODUCTION

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The development of the City of Snohomish Transportation Plan Update was commissioned by the City Council in May 2004 to provide an update to the adopted 1995 City of Snohomish Transportation Plan for addressing future land use growth and transportation needs to support the expected growth. This Transportation Plan update also provides a supplement to the City's current Six-Year Transportation Capital Facilities Plan and recommends the adoption of a Traffic Impact Fee Program based on the report findings. The plan update will assist the City in maintaining their development and concurrency objectives for the short term and long-range land use plans.

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### Purpose for the Transportation Plan Update

The purpose for the development of the City of Snohomish Transportation Plan Update is to provide an updated plan to the existing City Transportation Plan by identifying and evaluating the transportation improvement plans for the City through the years 2010 and 2030. The plan is needed to satisfy Growth Management Act (GMA) requirements and to update the City's transportation improvement projects funding program. The funding program will be supplemented by the proposed adoption of a transportation impact fee program to assist in funding projects that will accommodate traffic growth associated with the future land use development of the City and its arterial system. The findings of this plan update will provide the City with documentation and justification for application of funding grants for transportation improvement projects, and a guideline for prioritizing the transportation needs to maintain level of service standards to support the City's land use plans.

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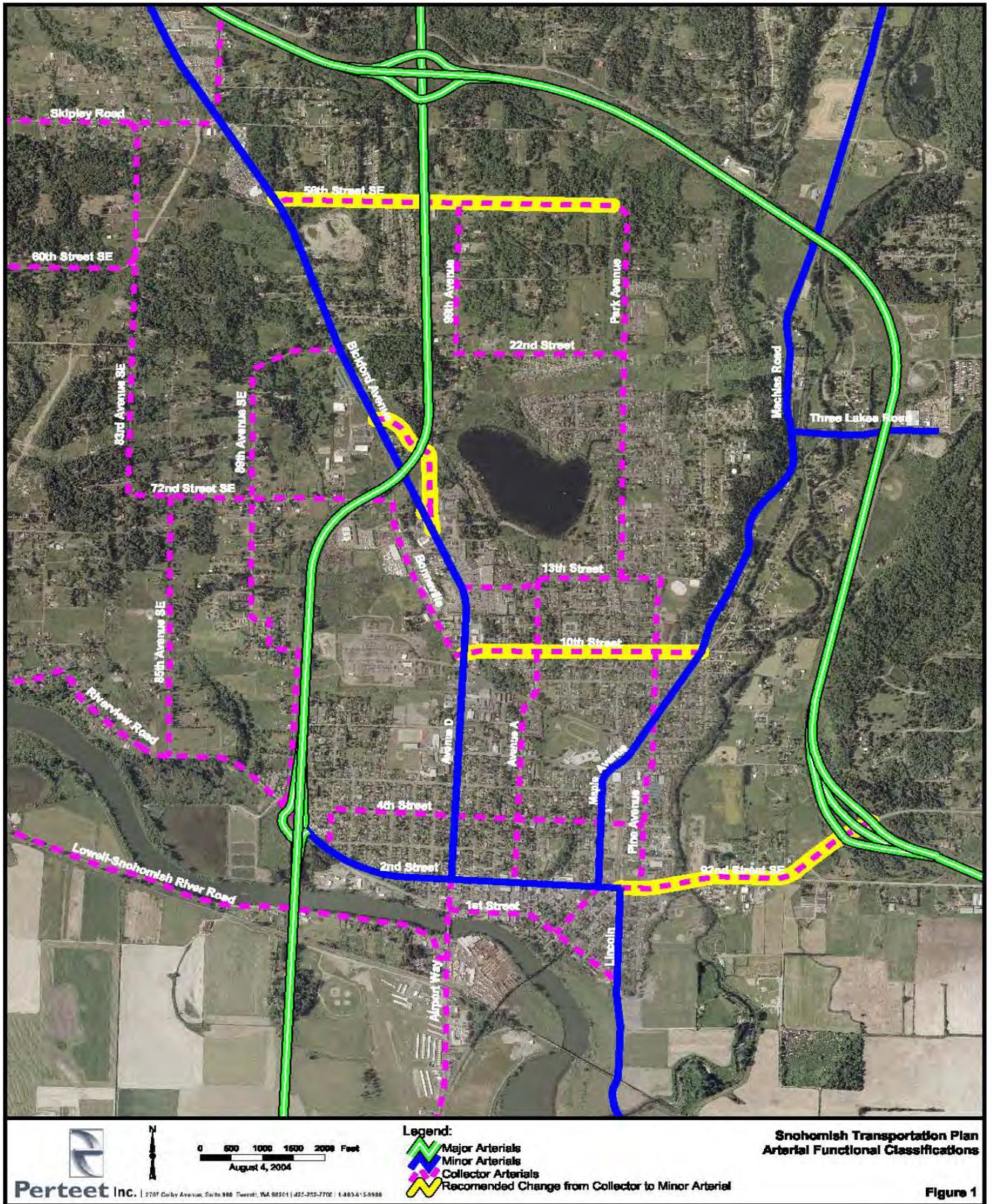
### Study Area

The transportation plan update area evaluated in this report primarily includes the City limits and the City's Urban Growth Area (UGA), which is located primarily north (Bickford Subarea) and west of the City. The UGA portions not located within current City limits are approximately bounded by 52<sup>nd</sup> Street SE to the west, Airport Way to the south, and the East City Limit to the east. Figure 1 depicts the general study area evaluated in the transportation plan update.

### *GMA Requirements*

The Growth Management Act (GMA) adopted by the State of Washington in 1990 set specific requirements for the transportation element of a city's comprehensive plan to ensure that a balanced approach is taken towards land use development and transportation. GMA requires linkages among the land use and transportation and capital facility elements of a comprehensive plan to ensure that a city's transportation system can support the expected growth and development, and that the needed transportation improvements are affordable for the community.

In addition, the city must adopt specific standards about the acceptable levels of congestion on its arterial street system; these standards are called level of service (LOS) standards.





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### Transportation Plan Development Methodology

The transportation plan update development process included an initial inventory of the existing arterial street system and an analysis of the current conditions. Traffic count data was obtained from the City of Snohomish and Washington State Department of Transportation (WSDOT), and supplemented by new 24-hour directional and p.m. peak hour turn movement traffic counts at the City's identified study intersections.

Coordination with the City of Snohomish Public Works and Planning Departments was conducted to identify current and planned land use conditions, and potential transportation improvement projects expected with the development of build out conditions for inclusion into the future Year 2030 arterial network.

Future traffic forecasts (distribution and assignments) were developed based on the following:

- Trip generation estimates for the City's current land use plan within the City and UGA undeveloped areas
- Existing traffic flow patterns in the study area
- Regional demographic forecasts developed by the Puget Sound Regional Council (PSRC)
- Primary access routes within the City to the regional arterial system including SR-2 and SR-9

The level of service (LOS) analysis was conducted for future traffic volumes using existing intersection channelization and traffic control to identify transportation deficiencies and the improvements needed to improve the intersections to the City's adopted LOS standards. The capacity analysis assumes that the development build out of the UGA, under the current land use plan, will occur by year 2030.

The identified transportation improvements were then prioritized to develop a Transportation

Facilities Plan to supplement the City's Six-Year Transportation Improvement Plan (TIP) and provide the basis for development of the Traffic Impact Fee.

### *Level of Service*

Levels of service provide a measurement of the quality of service provided by the transportation system. The Growth Management Act requires the establishment of a level of service standard as a guideline for evaluating the performance of the existing transportation system. It is also used to determine whether transportation improvements or services will be available to serve proposed development at the time of development or within six years of the development. This requirement is called Concurrency. If services that will operate at the adopted level of service standard will not be concurrent with a proposed development, then either funding for the improvements must be identified or the development cannot be granted approval as proposed. The level of service standard and findings may also be used to program transportation funding priorities of planned improvements.

Evaluating the transportation arterial system, particularly at intersections, is typically described in terms of congestion, which can be measured by average vehicle delay or travel speed, vehicular density, or volume-to-capacity ratio.

The volume-to-capacity ratio (V/C) is the ratio of existing or forecasted traffic volumes to the traffic capacity of the roadway or intersection. The level of service analysis conducted for existing and future conditions at the City's critical intersections were based on average vehicle delay and the methodology outlined in the 2000 Updated Highway Capacity Manual (HCM2000), Special Report 209, Transportation Research Board. In accordance with the Highway Capacity Manual, facilities are rated with a value between LOS A and F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. Geometric characteristics and conflicting traffic movements are taken into consideration when determining

LOS values. A summarized description for the HCM2000 is shown in Table 1. various levels of service as outlined in the

**Table 1  
Level of Service Description**

Level of Service	General Description	Average Delay at Intersections*	
		Signalized	Unsignalized
A	Free flow conditions. Vehicles have minimal or no delay at the intersection. V/C = 0.0 to 0.60	≤10	≤10
B	Stable traffic flow. Some minor delay may be experienced at intersections. V/C = 0.61 to 0.70	>10 and ≤20	>10 and ≤15
C	Stable traffic flow. Average delay can be expected at intersections with occasional signal cycle failure. V/C = 0.71 to 0.80	>20 and ≤35	>15 and ≤25
D	Traffic flow becoming unstable with noticeable traffic congestion. Delay is longer than average but generally tolerable. Cycle failure becoming noticeable. V/C = 0.81 to 0.90	>35 and ≤55	>25 and ≤35
E	Unstable traffic flow conditions. High delay can be expected with frequent cycle failure occurrence. Many agencies view this as the limit of tolerable or acceptable delay. V/C = 0.91 to 1.0	>55 and ≤80	>35 and ≤50
F	Forced traffic flow conditions. Delay is unacceptable to most drivers due to exceeded intersection capacity. V/C = 1.0 or greater	>80	>50

\*Delay is measured in terms of seconds per vehicle.

The 1995 Snohomish Comprehensive Plan currently adopts a system-wide link level of service standard (LOS E) based on previous Snohomish County methodology that allowed for LOS E for all roadways. However, the operation of the City's street network is based on the function at its key intersections, primarily with the access to the adjacent State highways of SR-2 and SR-9 via Avenue D and 2<sup>nd</sup> Street. Therefore, it is recommended that an intersection-based LOS "D" be adopted as the City's adopted level of service standard for the City's arterial/arterial intersections, while retaining LOS "E" for the State highway intersections to be in compliance with State requirements and standards for Highways of Statewide Significance (HSS).

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## EXISTING CONDITIONS

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### Functional Classification

The analysis of the arterial street system on a system wide basis included a review of the existing average daily and p.m. peak hour traffic volumes, and a review of the City's existing functional classification map (see Figure 1).

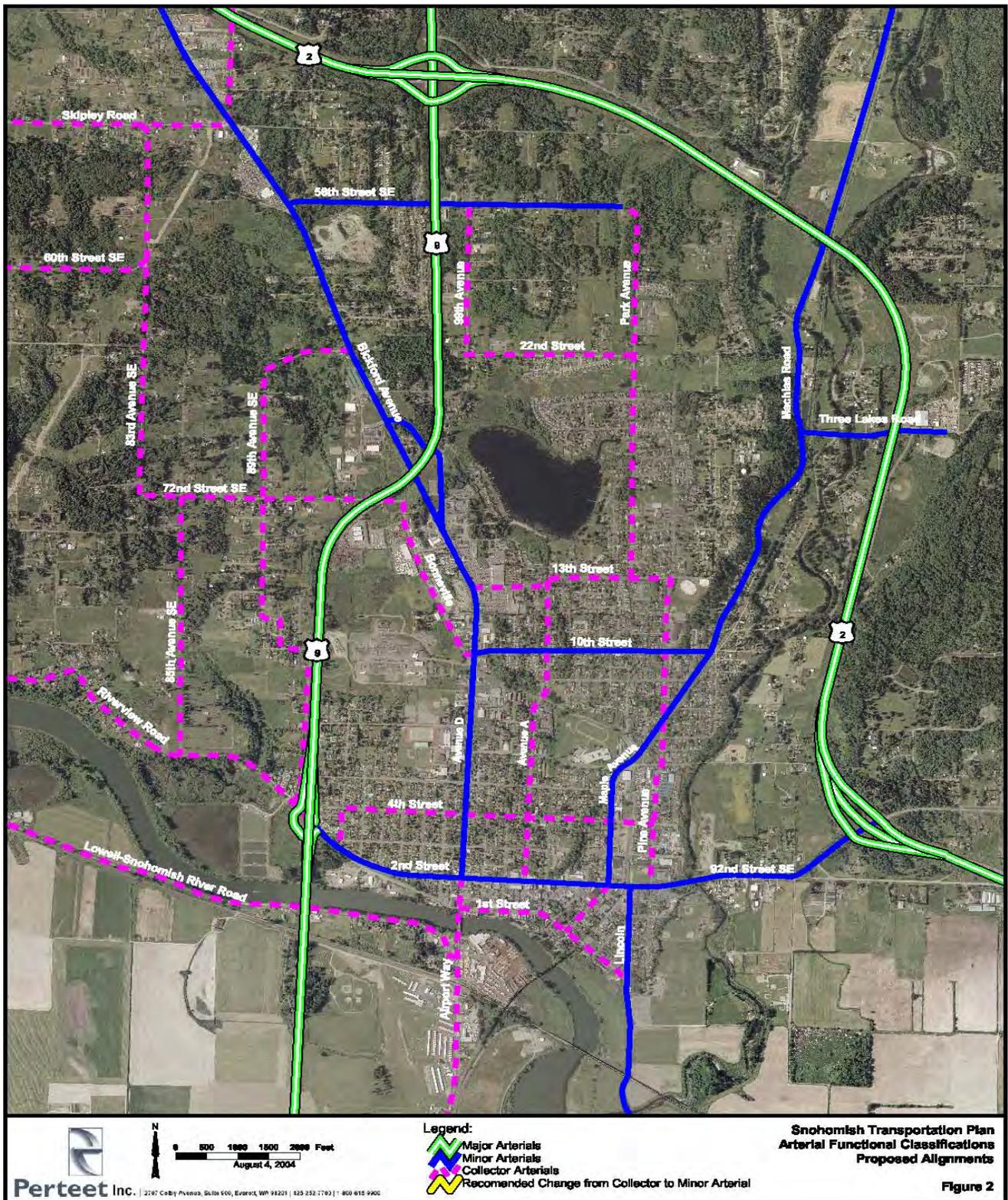
The functional classification map describes the general use and operational characteristics for the various sections of the City arterial system. The four main classifications currently used by the City of Snohomish are Major Arterials, Minor Arterials, Collector Arterials, and Local Streets. In general, the descriptions for these roadway types are adequate for the street types existing in the City of Snohomish.

The classifications of roadways within the City were reviewed based upon the existing and future traffic demand of the arterial system. The majority of roadway classifications is consistent with future traffic use and should be retained. However, with the projected volumes estimated in this update, there are four current Collector Arterials that could be reclassified as Minor Arterials based on the future traffic volumes estimated. The existing collector arterial links that are recommended for reclassification to Minor Arterials include:

- 30<sup>th</sup> Street from Bickford Avenue to Park Avenue
- 15<sup>th</sup> Street from Bickford Avenue to Avenue D
- 10<sup>th</sup> Street from Avenue D to Maple Avenue
- 2<sup>nd</sup> Street from Lincoln Avenue to SR-2

As development occurs within the City, the existing street system should be reviewed periodically to determine the primary purpose of the roadway, the future volumes, and the spacing between similar use roadways. Future revisions to the functional classification system may be necessary if conditions change. The designation of these roadways will provide the framework to guide City and developer capacity improvements to accommodate the future traffic demands. The roadways would also be monitored for accessibility from adjacent properties and levels of service to ensure the capacity, efficiency, and safety of the local and regional arterial system. Figure 2 depicts the proposed Functional Classification map for the City's arterial system.







Recognizing the corridors that are expected to carry the majority of traffic will allow the City to start planning for the preservation of right-of-way and management of the access locations to these corridors to maintain higher capacity conditions.

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### Traffic Volumes

Traffic volume data was collected for the City arterial system from Snohomish County Public Works Department and the Washington State Department of Transportation (WSDOT). The traffic data was supplemented with new traffic counts conducted in June 2004 at the critical intersections identified by the City for level of service analyses. Additionally, 24-hour vehicle counts were also conducted at several gateway corridors into the City.

A total of ten study intersections were identified as a part of this update. The study intersections included:

1. Avenue D/1<sup>st</sup> Street
2. Avenue D/Bonneville Street
3. Avenue D/13<sup>th</sup> Street
4. Avenue D/15<sup>th</sup> Street
5. Avenue A/2<sup>nd</sup> Street
6. 2<sup>nd</sup> Street/Maple Avenue
7. 2<sup>nd</sup> Street/Pine Avenue
8. Maple Avenue/Pine Avenue
9. Pine Avenue/10<sup>th</sup> Street
10. Bickford Avenue/Fobes Road/30<sup>th</sup> Street

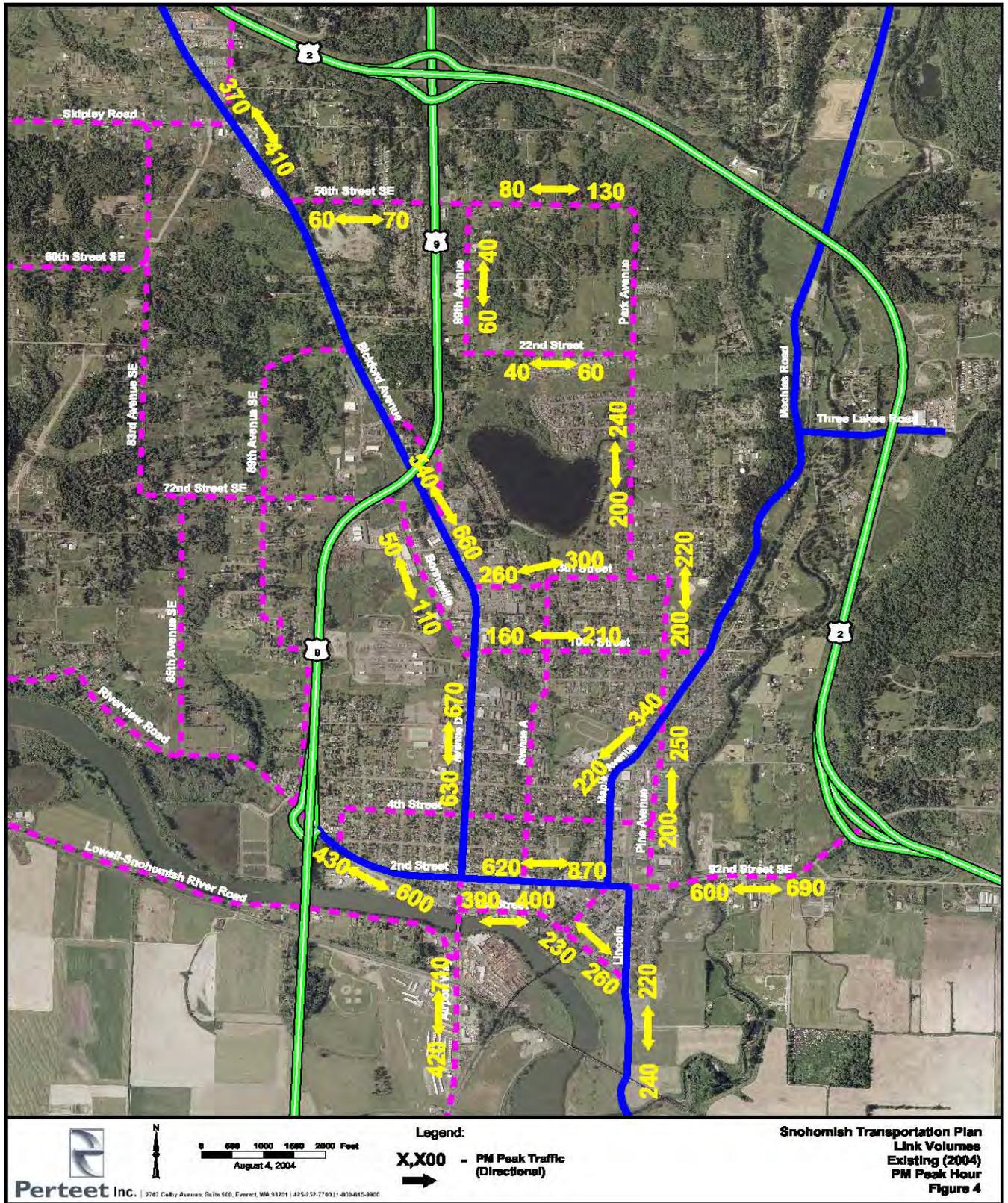
The existing year 2004 average daily traffic (ADT) and p.m. peak hour bi-directional traffic volumes for the study area are represented in **Figures 3** and **4**, respectively. The daily traffic volumes were estimated from the new intersection counts and the City's historic p.m. peak hour volumes assuming a K-factor of 10.5 for all approaches. The K-factor represents the percentage of daily vehicles occurring during the peak hour of the day (typically p.m. peak). **Figure 5** depicts the p.m. peak hour turn movement volumes at the ten study intersections.

To obtain future 2030 average daily traffic volumes, the K-factor was increased to 11.3 based on the projected p.m. peak hour and average daily trip generation. All 2010 volumes were interpolated from the future 2030 volumes assuming straight-line growth from existing 2004 volumes.

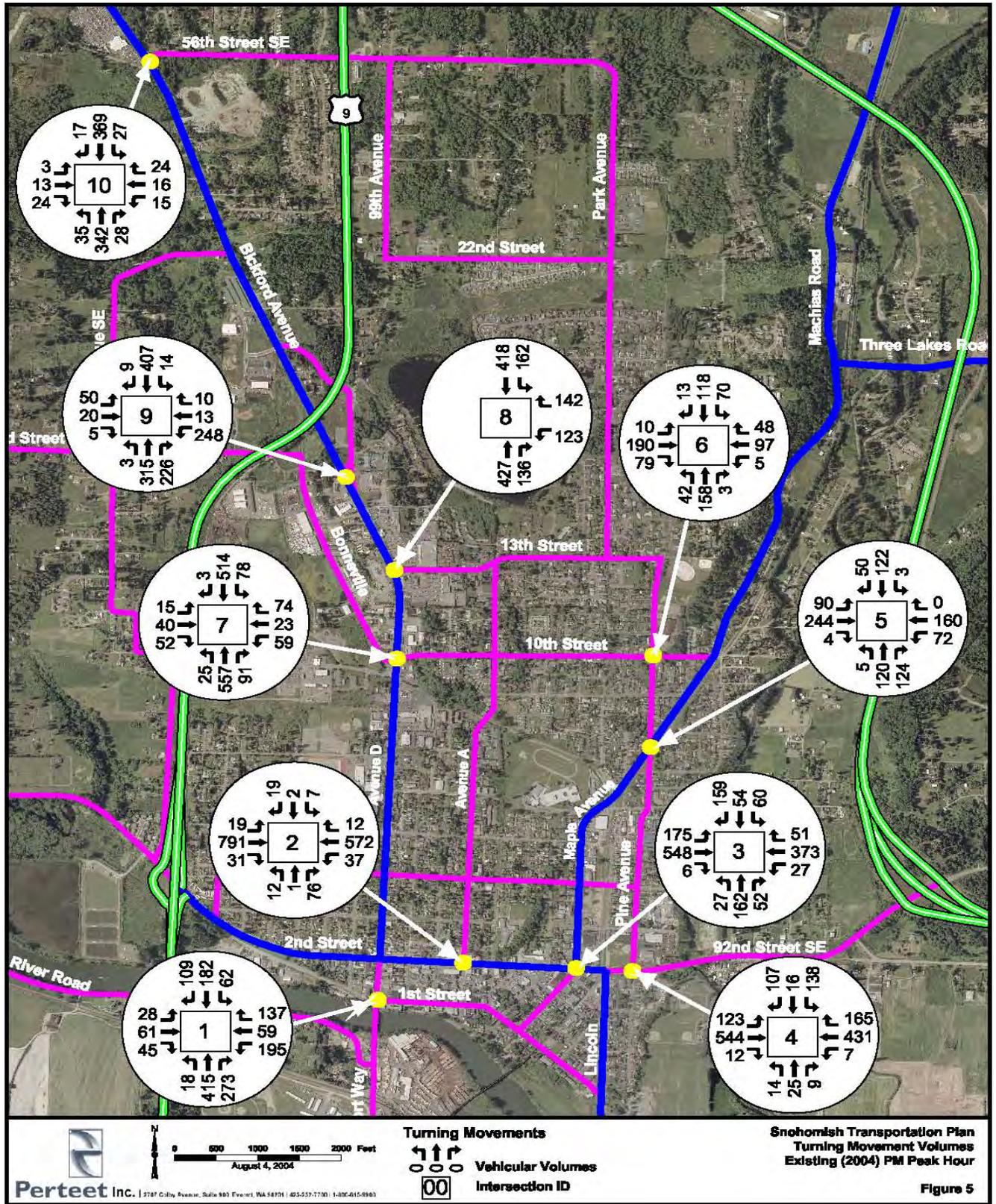














## EXISTING (2004) Level of Service

The level of service for the ten critical study intersections was analyzed under existing conditions for the p.m. peak hour of the intersection. Intersection level of service analyses are typically conducted for the p.m. peak hour since the traffic conditions usually represent the worst case scenario in terms of traffic volumes through an intersection or along the arterial street sections. All level of service (LOS) analysis calculations utilizes the methodology outlined in the 2000 *Highway Capacity Manual*, Special Report 209, Transportation Research Board and Synchro 6.0 (Build 6.12) support software.

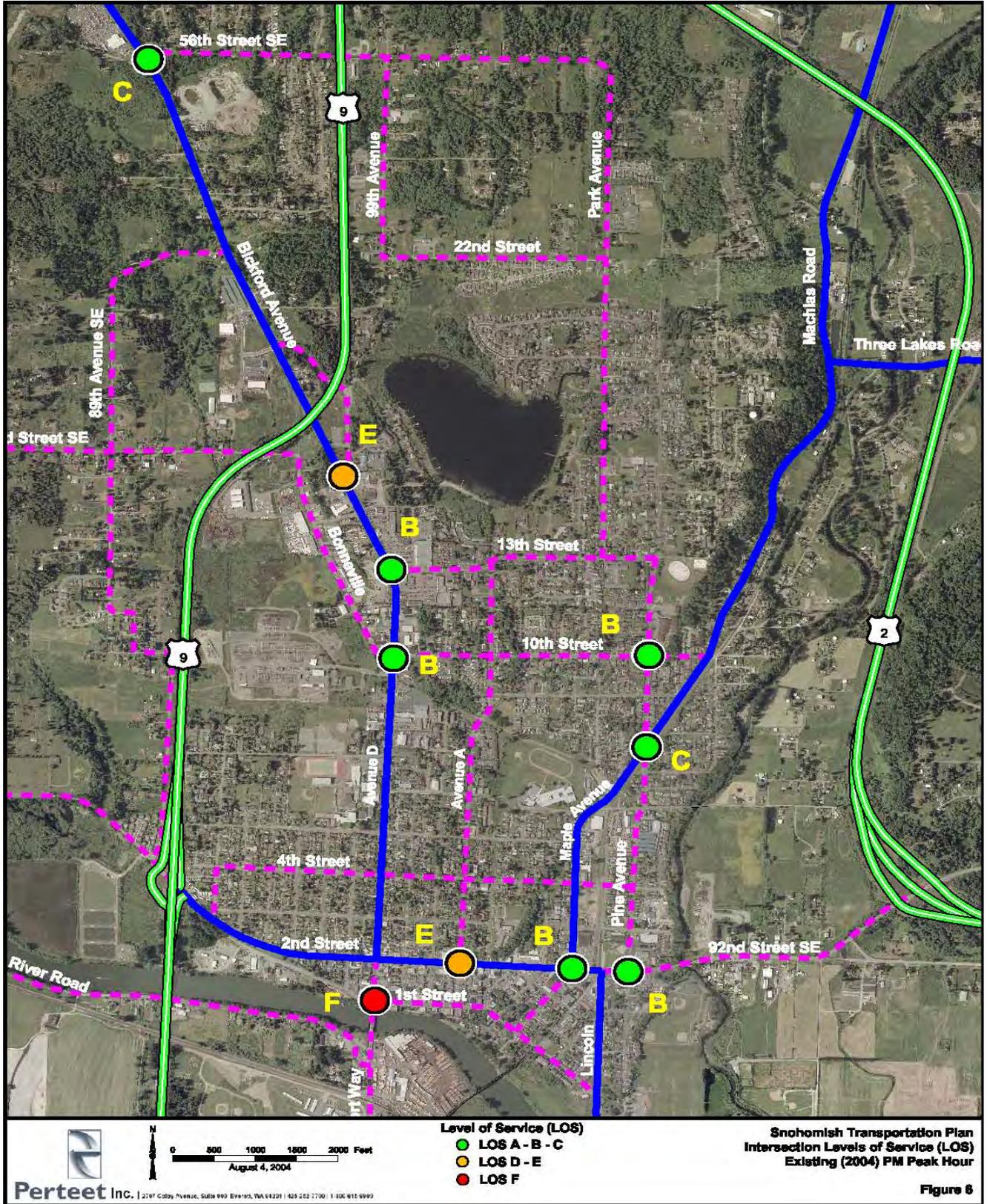
**Table 2** summarizes the results of the LOS analysis conducted for the ten intersections under Year 2004 traffic conditions. **Figure 6** depicts the existing level of service results.

**Table 2**  
**2004 Level of Service Summary**

Intersection	Traffic Control	LOS*	Delay (sec/veh)
Avenue D @ 1 <sup>st</sup> Street	All-Way Stop	F	>50
Avenue A @ 2 <sup>nd</sup> Street	Two-Way Stop	E	45.3
Maple Avenue @ 2 <sup>nd</sup> Street	Signal	B	12.0
Pine Avenue @ 2 <sup>nd</sup> Street	Signal	B	10.2
Pine Avenue @ Maple Avenue	All-Way Stop	C	17.6
Pine Avenue @ 10 <sup>th</sup> Street	All-Way Stop	B	12.8
Avenue D @ Bonneville Street	Signal	B	15.1
Avenue D @ 13 <sup>th</sup> Street	Signal	B	17.1
Avenue D @ 15 <sup>th</sup> Street	All-Way Stop	E	48.4
Bickford Ave @ Fobes Rd/30 <sup>th</sup> Street	Two-Way Stop	C	20.5
*LOS reported for the worst case turn movement at unsignalized intersections			

The City's current Comprehensive Plan adopts LOS E as the standard for arterial links within the City, although City intersections evaluated for the supporting Transportation Element shows intersections and intersection service grades. The results of the level of service analysis indicate that all of the intersections currently meet City LOS standards with the exception of the Avenue D and 1<sup>st</sup> Street intersection that currently operates at LOS F. However, it has been the City's policy to accept LOS F at this intersection as a means of regulating traffic volumes into the City via this gateway. It is the intent of the City to direct external traffic entering the City to use the SR-9 and 2<sup>nd</sup> Street interchange as the primary gateway into the City.





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**LAND USE AND TRAFFIC VOLUME FORECASTS**

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## Land Use and Trip Generation Projections

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The land use projections used to determine the future year 2030 traffic volumes within the City were based on the City's current land use plans as coordinated with City of Snohomish Public Works and Planning Departments. The land use plan assumption includes:

- Single-Family Residential Housing at one unit per 7,500 square feet
- Single-Family Residential Housing (Coordinated with Cemetery Creek Trunk Sewer Feasibility Plan for TAZ 11, 28, and 29)
- Multi-Family Residential (18 units per acre)
- General Office (Floor Area Ratio of 30% of Gross Property)
- General Light Industrial (Floor Area Ratio of 30% of Gross Property)
- Specialty Retail (Floor Area Ratio of 30% of Gross Property and 25% Pass-By Factor)
- Big Box Retail – TAZ 26 (Floor Area Ratio of 30% of Gross Property and Average Rates for ITE Big Box Uses and 25% Pass-By Factor)

A total of approximately 77,676 average daily trips (ADT) and 7,041 p.m. peak hour trips (3,208 inbound and 3,833 outbound) were estimated for the development build out of the study area.

Traffic volume forecasts for the short-term scenario year 2010 were estimated using a linear progression between 2004 existing traffic volumes to the long-term horizon year of 2030 assuming build out of the City within that time frame.

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## Transportation Network and Trip Distribution Assumptions

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Trip distribution of the projected year 2030 trip generation was assigned to the existing transportation roadway system to conduct the capacity analysis and determine intersection and corridor deficiencies. The distribution methodology used to assign future trips generated by future traffic growth is based on the Puget Sound Regional Council Year 2030 Traffic Model projections for the City of Snohomish vicinity. Internal trips generated within the City were assumed at approximately 25 percent for residential land uses, 15 percent for general office and industrial land uses, 65 percent for specialty retail, and 40 percent for big box retail land uses to account for trip that would not impact regional access corridors.

In general, the distribution indicates that approximately 14 percent of the City's future traffic growth volumes are destined to the east via 2<sup>nd</sup> Street (11%) and Three Lakes Road (3%), 6.5 percent north on Maple Avenue, 23 percent north on SR-9, 13 percent north on Bickford Avenue, 1.5 percent to the west via Lowell-Snohomish River Road, 37 percent south on SR-9 and Avenue D/Airport Way, and 5 percent to the south on Lincoln Avenue.

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**FUTURE TRAFFIC CONDITIONS – YEAR 2010 AND 2030**

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## Traffic Forecasts and Impacts

### Year 2010

The forecast traffic volumes for the future year 2010 based on traffic growth estimates are depicted in **Figures 7 and 8** for the year 2010 daily and peak hour traffic conditions, respectively. The projected turning movement volumes at the study intersections for 2010 are shown in **Figure 9**. The level of service analysis conducted for the year 2010 conditions at the critical arterial intersections was performed for the p.m. peak hour assuming existing traffic control and channelization. The results of the LOS analysis are summarized in **Table 3**. The summary also indicates the resulting level of service with the implementation of improvements needed to attain intersection LOS D conditions as proposed for adoption. The 2010 level of service results are also depicted in **Figure 10**.

Table 3

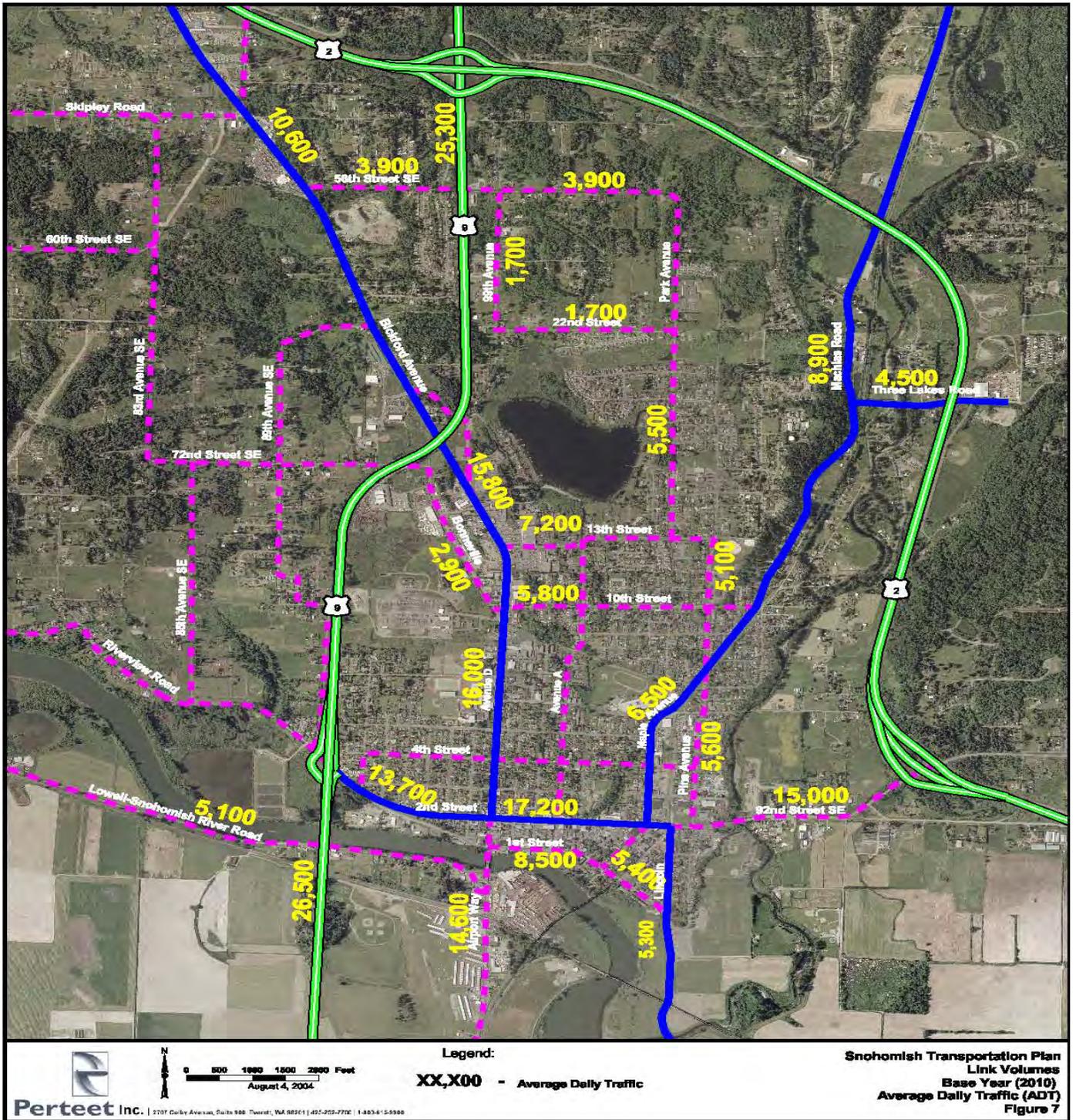
## Year 2010 Level of Service Summary

Intersection	Traffic Control	LOS*	Delay (sec/veh)
Avenue D @ 1 <sup>st</sup> Street	All-Way Stop	F	>50
Signalize	Signal	B	16.3
Avenue A @ 2 <sup>nd</sup> Street	Two-Way Stop	F	>50
Signalize, Add NB and SB left turn lanes	Signal	A	8.9
Maple Avenue @ 2 <sup>nd</sup> Street	Signal	B	15.6
Optimize signal timing	Signal	B	13.1
Pine Avenue @ 2 <sup>nd</sup> Street	Signal	B	10.8
No revisions needed	Signal	B	10.8
Pine Avenue @ Maple Avenue	All-Way Stop	D	25.5
No revisions needed	All-Way Stop	D	25.5
Pine Avenue @ 10 <sup>th</sup> Street	All-Way Stop	C	18.2
No revisions needed	All-Way Stop	C	18.2
Avenue D @ Bonneville Street	Signal	C	23.5
Optimize signal timing	Signal	C	21.0
Avenue D @ 13 <sup>th</sup> Street	Signal	C	27.3
Optimize signal timing	Signal	B	15.9
Avenue D @ 15 <sup>th</sup> Street	All-Way Stop	F	>50
Signalize, Add EB and SB left turn lanes	Signal	B	14.7
Bickford Ave @ Fobes Rd/30 <sup>th</sup> Street	Two-Way Stop	F	>50
Signalize, Add EB and WB left turn lanes	Signal	A	6.5
*LOS reported for the worst case turn movement at unsignalized intersections			

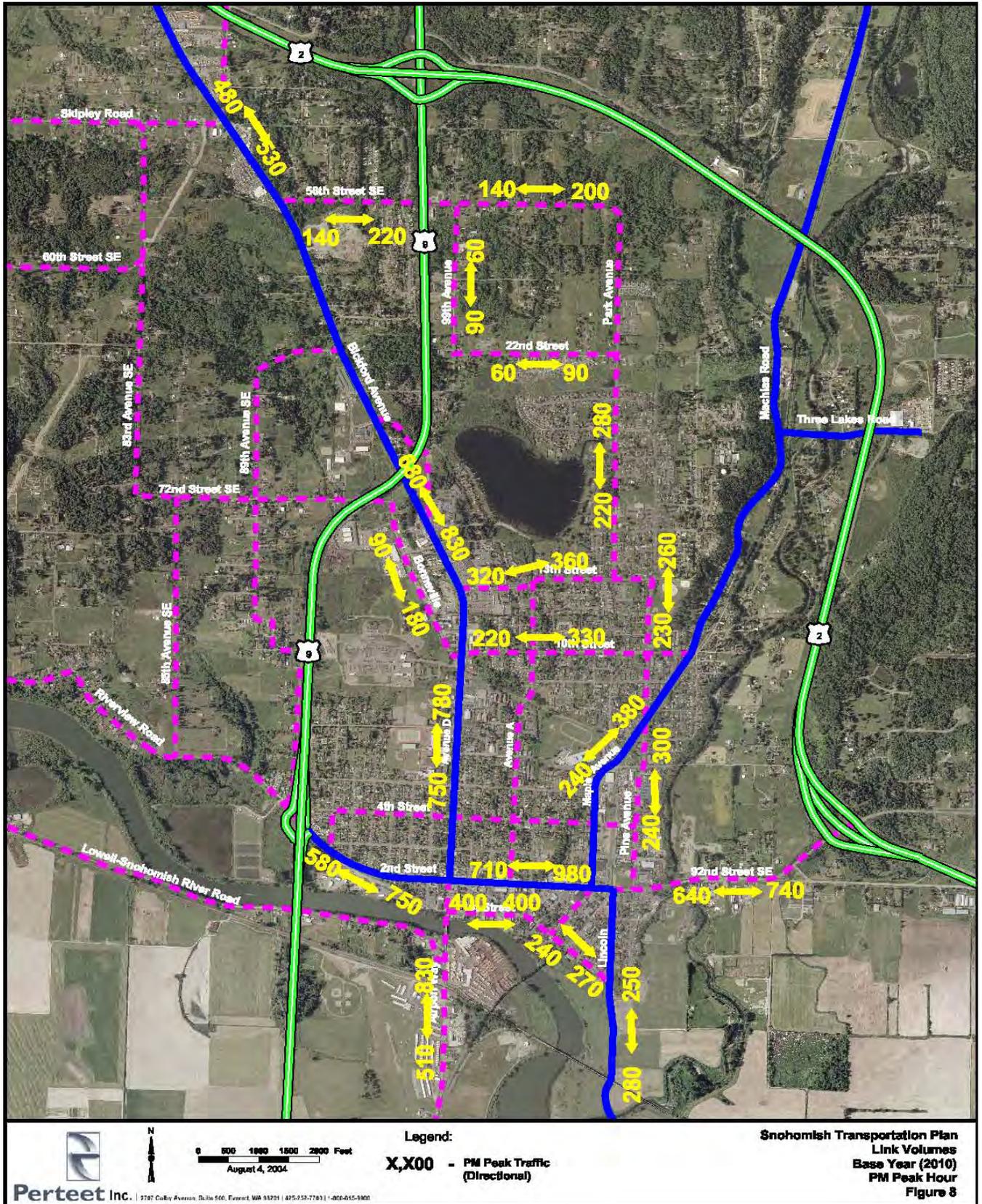
The level of service analysis indicates that four of the study intersections will continue to or deteriorate to LOS F conditions by year 2010. The four intersections at Avenue D/1<sup>st</sup> Street, Avenue A/2<sup>nd</sup> Street, Avenue D/15<sup>th</sup> Street, and Bickford Avenue/Fobes Road/30<sup>th</sup> Street would each require the addition of a traffic signal and channelization improvements to obtain acceptable level of service, with the exception of Avenue D/1<sup>st</sup> Street, which does not require additional channelization. To obtain the acceptable LOS D conditions under Year 2010 traffic volume conditions at the three remaining deficient intersections would require the following channelization improvements along with new signalization:

- The intersection of Avenue A/2<sup>nd</sup> Street would require the addition of northbound and southbound exclusive left turn lanes to obtain LOS A conditions by 2010.
- The intersection of Avenue D/15<sup>th</sup> Street requires the addition of a southbound exclusive left turn lane by 2010 to obtain LOS B.
- The intersection of Bickford Avenue/Fobes Road/30<sup>th</sup> Street would require the addition of eastbound and westbound exclusive left turn lanes by 2010 to obtain LOS A conditions.

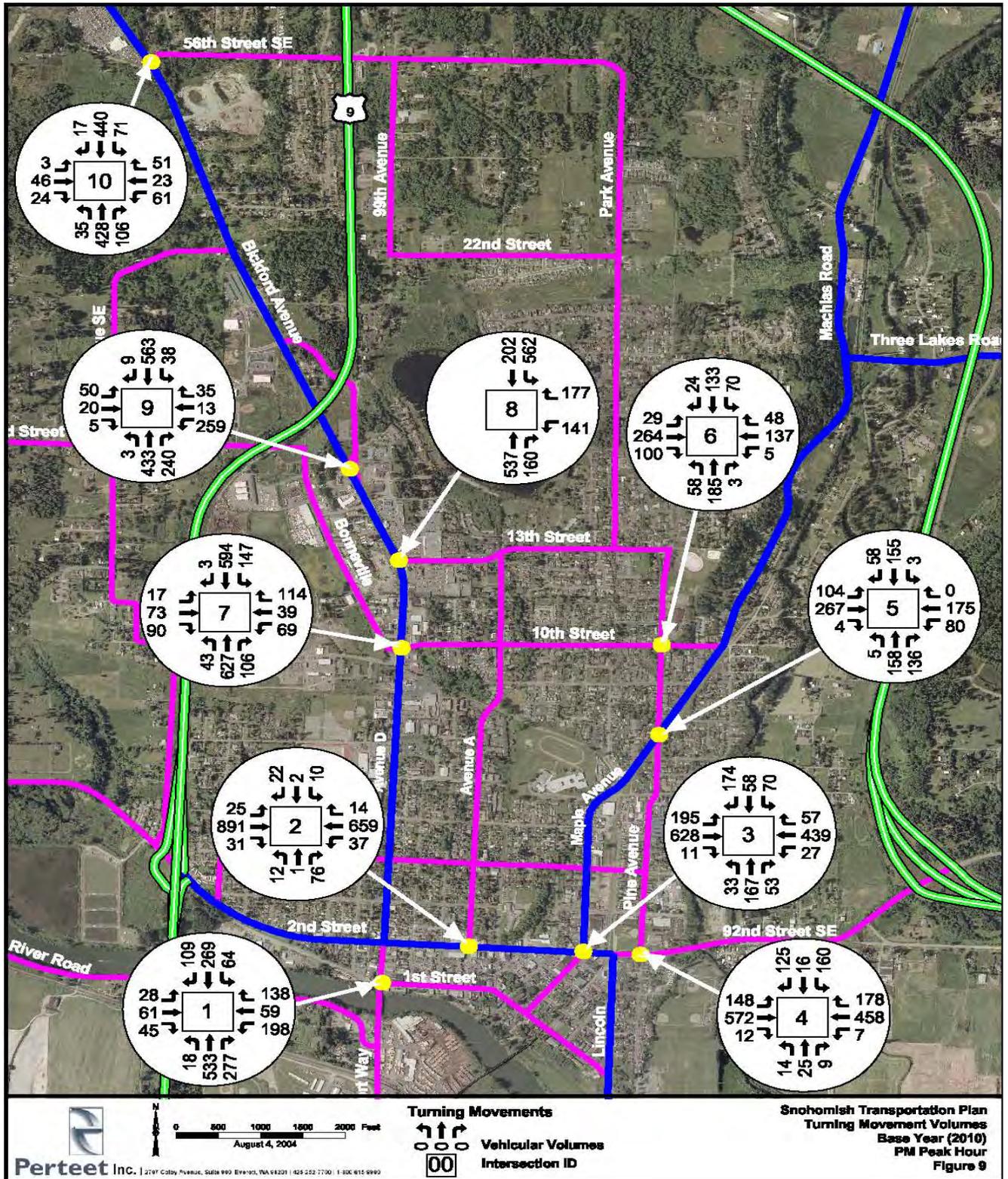
The remaining study intersections would operate at LOS D or better under existing traffic control and channelization with minor signal timing revisions to optimize traffic flow.



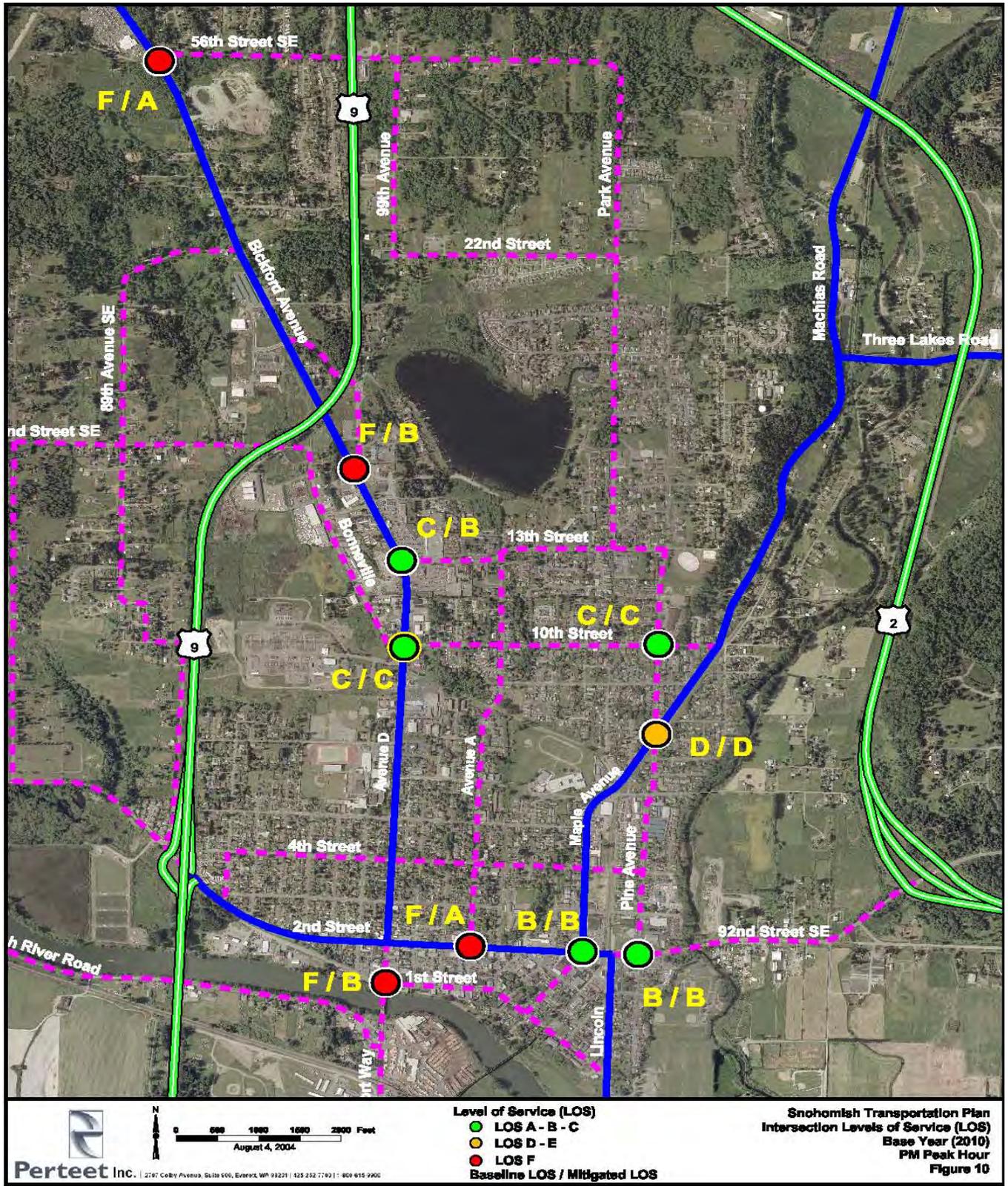














## Year 2030

The projected future year 2030 traffic volumes based on the land use, transportation network, trip generation and distribution assumptions described previously are depicted in **Figures 11** and **12** for the average daily and p.m. peak hour traffic conditions, respectively. **Figure 13** shows the projected intersection turn movement volumes at the ten study intersections. The level of service analysis conducted for the year 2030 baseline conditions at the critical arterial intersections was performed for the p.m. peak hour assuming that the recommended 2010 traffic control and channelization improvements (discussed above) have been implemented by 2030. The results of the LOS analysis are summarized in **Table 4**. The recommended improvements needed to obtain acceptable LOS D conditions with the 2030 traffic projections are also shown in the summary table. The 2030 level of service results are depicted in **Figure 14**.

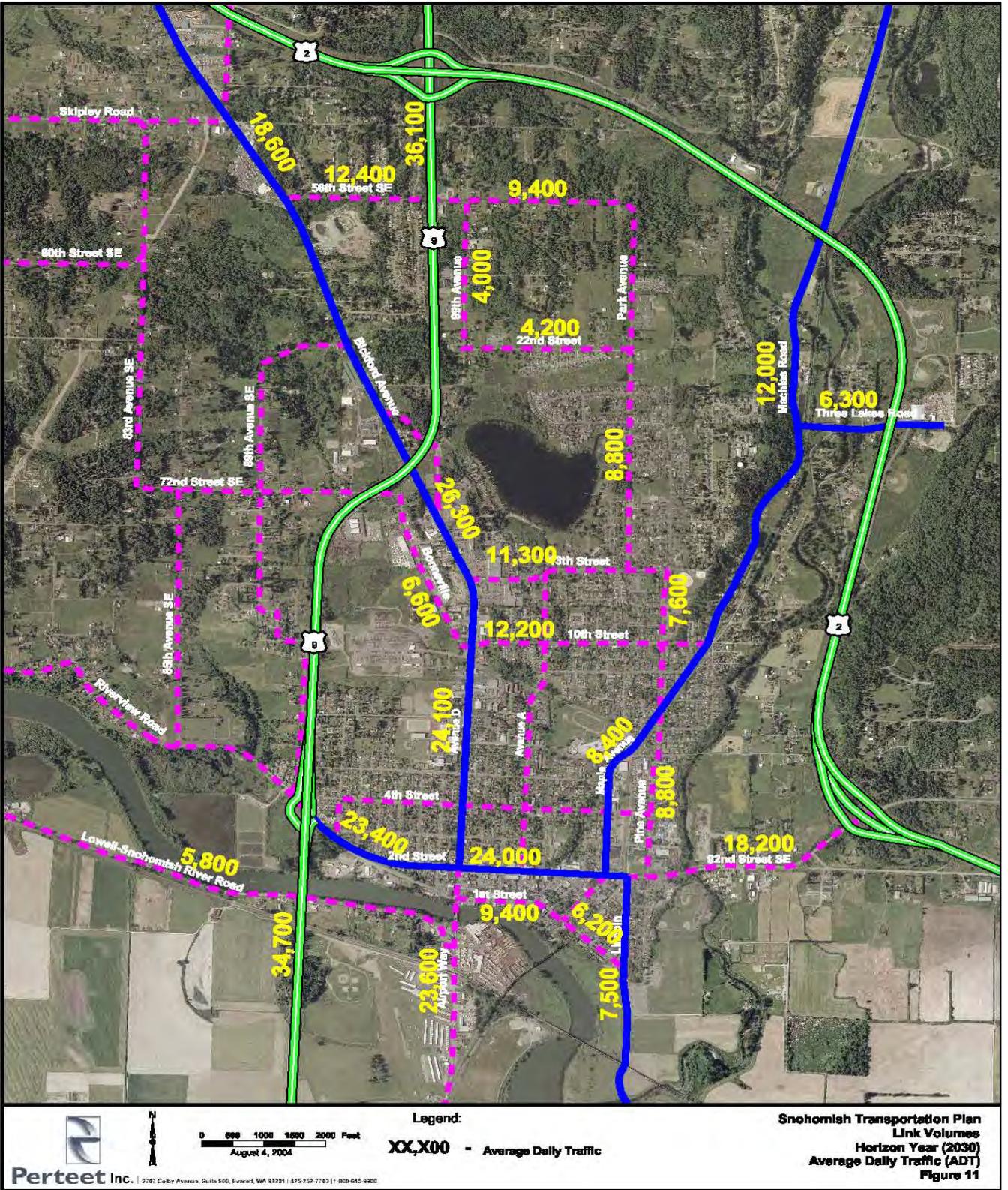
**Table 4**

### Year 2030 Level of Service Summary

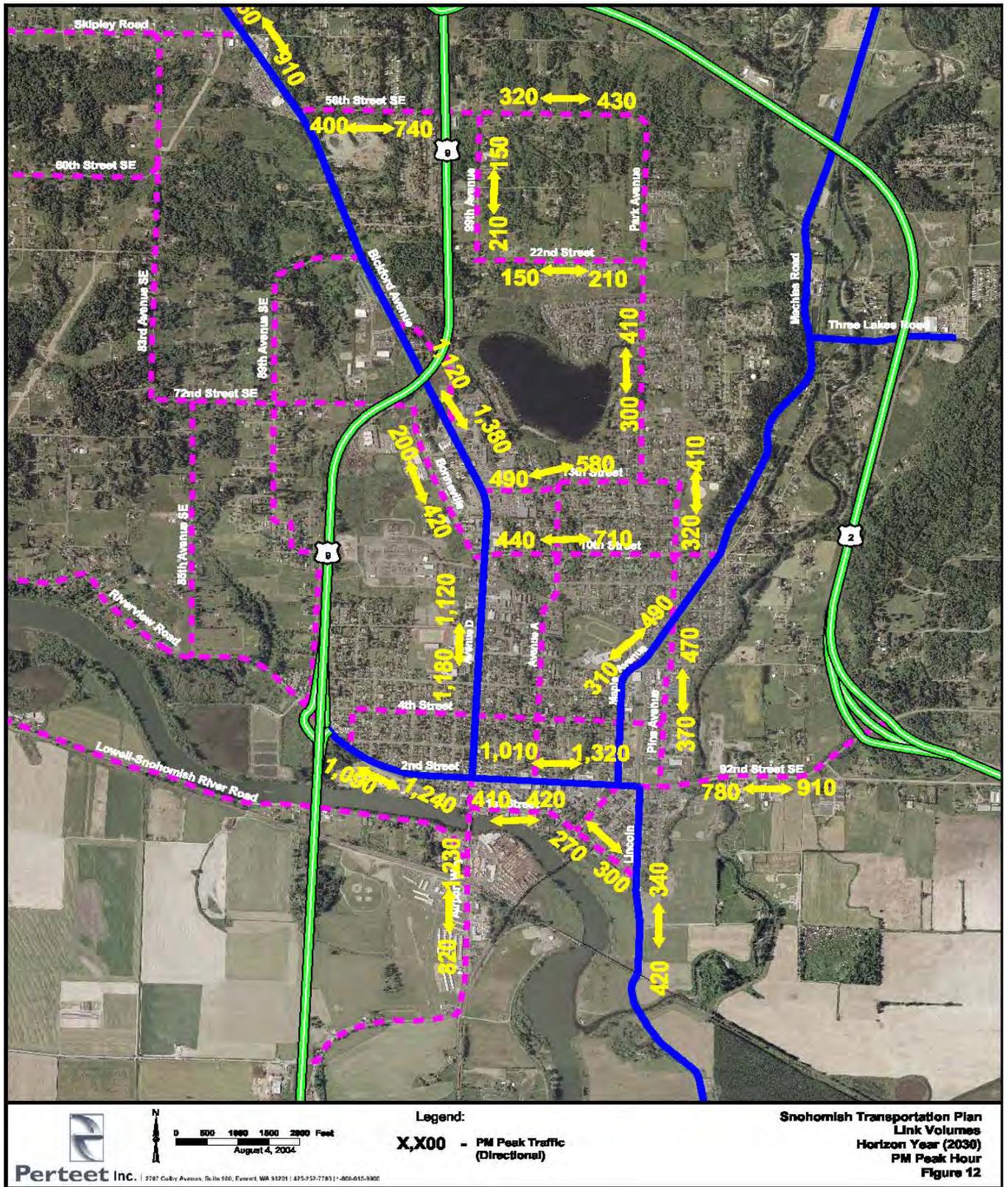
Intersection	Traffic Control	LOS*	Delay (sec/veh)
Avenue D @ 1 <sup>st</sup> Street	Signal	E	79.9
Optimize signal timing	Signal	E	56.9
Avenue A @ 2 <sup>nd</sup> Street	Signal	C	34.3
Optimize signal timing	Signal	B	13.6
Maple Avenue @ 2 <sup>nd</sup> Street	Signal	E	67.9
Optimize signal timing	Signal	C	28.8
Pine Avenue @ 2 <sup>nd</sup> Street	Signal	C	20.1
Optimize signal timing	Signal	B	13.5
Pine Avenue @ Maple Avenue	All-Way Stop	F	>50
Add SB (Pine St) right turn lane and left turn lanes on both Maple St approaches	All-Way Stop	D	34.4
Pine Avenue @ 10 <sup>th</sup> Street	All-Way Stop	F	>50
Signalize, convert right only to left only	Signal	B	13.7
Avenue D @ Bonneville Street	Signal	F	>80
Rephase signal, add EB left turn and additional NB and SB through lanes	Signal	D	50.6
Avenue D @ 13 <sup>th</sup> Street	Signal	F	>80.0
Optimize signal timing	Signal	D	36.9
Avenue D @ 15 <sup>th</sup> Street	Signal	E	59.2
Optimize signal timing	Signal	D	53.7
Bickford Ave @ Fobes Rd/30 <sup>th</sup> Street	Signal	F	>80
Add additional NB through lane and convert SB right only to right-through lane	Signal	C	29.0

\*LOS reported for the worst case turn movement at unsignalized intersections

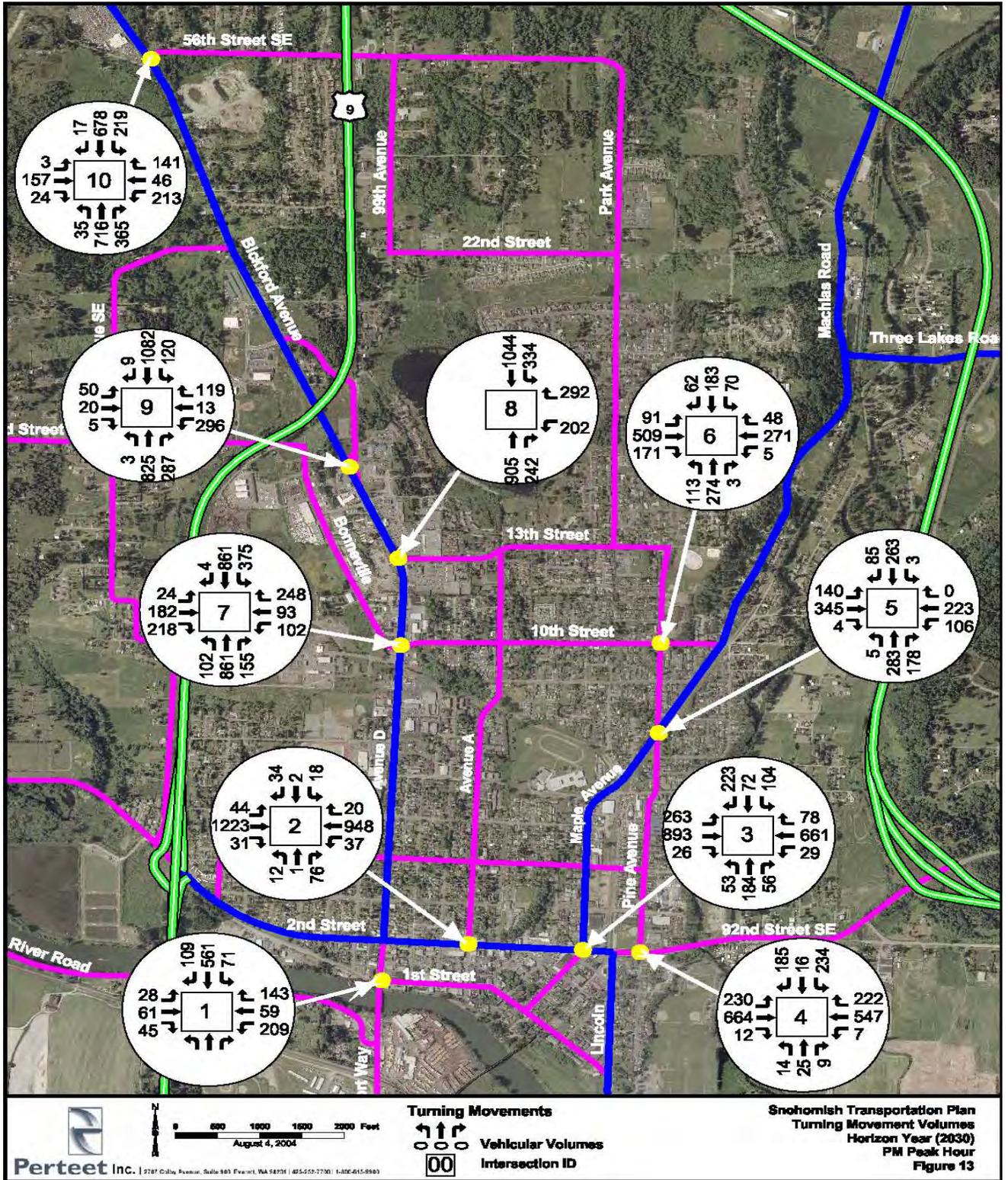




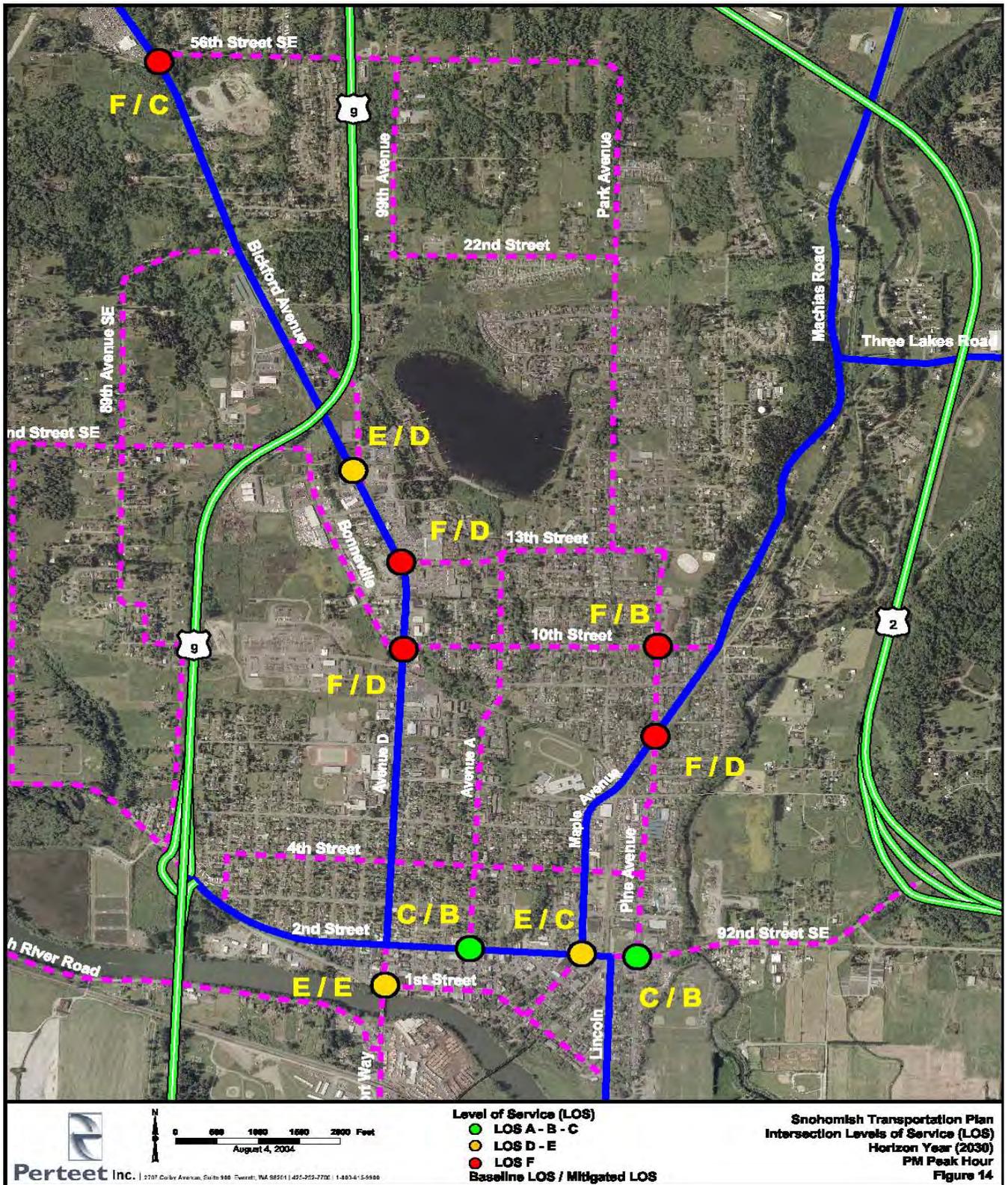














The level of service analysis indicates that all but two of the critical study intersections would deteriorate to LOS E or LOS F conditions under the signal timing, traffic control and channelization conditions (with improvements) assumed for the year 2010. The intersections of Avenue A/2<sup>nd</sup> Street, Maple Avenue/2<sup>nd</sup> Street, Pine Avenue/2<sup>nd</sup> Street, Avenue D/13<sup>th</sup> Street, and Avenue D/15<sup>th</sup> Street would only need to optimize signal timing to obtain or retain acceptable level of service (LOS D or better). The new signals at the intersections of Avenue A/2<sup>nd</sup> Street and Avenue D/15<sup>th</sup> Street as needed by year 2010 will be sufficient to maintain service levels in 2030.

The intersection of Pine Avenue/Maple Avenue would require the addition of a southbound right turn lane on Pine Street and exclusive left turn lanes on both Maple Street approaches to obtain an acceptable level of service.

The intersection of Pine Avenue/10<sup>th</sup> Street would require the installation of a traffic signal and conversion of all four approaches to include an exclusive left turn lane and a through-right lane to obtain adequate traffic operations and level of service.

The Avenue D/Bonneville Street intersection will require an eastbound left only lane and an additional northbound and southbound through lane to obtain LOS D conditions based on the projected traffic volumes through the intersection in year 2030.

The intersection of Bickford Avenue/Fobes Road/30<sup>th</sup> Street will need an additional northbound through lane and would need to convert the existing southbound right turn only lane to a through-right lane by year 2030 to achieve acceptable LOS D standards for the intersection.

The intersection of Avenue D/1<sup>st</sup> Street is projected to operate at LOS E by year 2030 with signalization installed in 2010. To obtain LOS D conditions at this location would require additional capacity with added travel lanes (i.e., turn pockets or through lanes). However, since it is the City's desire to minimize capacity improvements at this intersection, and to retain the potential for pedestrian oriented development along 1<sup>st</sup> Street that is associated with an overall downtown improvement plan, then no additional widening is recommended at this time to maintain shorter walking distances at intersections within the future pedestrian corridor.

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## ***PROPOSED TRANSPORTATION SYSTEM*** ***IMPROVEMENTS***

The City does not currently have any transportation system capacity improvements identified in their Comprehensive Plan. Future projects identified only include maintenance and overlay projects for the existing roadways.

All study intersections were evaluated using existing channelization and traffic control to determine the build out scenario traffic growth impacts and the capacity improvements needed to obtain the proposed City level of service standard of LOS D by year 2030. Based on the results of the existing and future level of service analysis, the estimated cost for the recommended improvements, and the projected traffic volumes impacted at the specific intersections, the proposed transportation system improvements to attain adequate LOS standards were prioritized and described below.

## Priority No. 1

### *Avenue A and 2<sup>nd</sup> Street Intersection*

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2010 Improvements: Add traffic signal and northbound and southbound left turn lanes.

2030 Improvements: Optimize signal timing

This intersection is projected to deteriorate to LOS F under the year 2010 traffic volume projections with existing traffic control and channelization. The recommended improvements to meet the projected traffic demand include the addition of a traffic signal, exclusive northbound and southbound left turn lanes on Avenue A, and associated drainage and curb improvements. The signalization and channelization improvements will improve the 2010 level of service to LOS A. With the additional traffic projected by year 2030, a LOS C will be maintained so no additional capacity improvements are necessary. However, the signal timing and phasing should be reviewed and optimized to maximize efficiency under the future traffic conditions.

Project Cost Estimate: \$500,000

## Priority No. 2

### *Avenue D and 15<sup>th</sup> Street Intersection*

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2010 Improvements: Add traffic signal and southbound left turn lane

2030 Improvements: Optimize signal timing

This intersection is projected to measure LOS F under the year 2010 traffic volume projections with existing traffic control and channelization. The recommended improvements to meet the projected traffic demand include the addition of a traffic signal and an exclusive southbound left turn lane on Avenue D, and associated drainage and curb improvements. Signalization of this location will require review of the intersection configuration details for alignment issues and consideration of the northbound traffic movement from Avenue D to SR-9, which is currently served by a separated road section that branches off Avenue D prior to its intersection with 15<sup>th</sup> Street. The signalization and channelization improvements will improve the 2010 level of service to LOS B. The additional traffic projected by year 2030, will result in a LOS E. Therefore, the signal timing and phasing should be revised to obtain LOS D by maximizing the signal operation and efficiency under the future traffic conditions.

Project Cost Estimate: \$797,000

## Priority No. 3

### *Bickford Avenue and Fobes Road/30<sup>th</sup> Street*

2010 Improvements: Add traffic signal and eastbound and westbound left turn lanes

2030 Improvements: Add additional northbound through lane and convert southbound right turn lane to a through-right lane. Optimize signal timing

This intersection is projected to be at LOS F under the year 2010 traffic volume projections with existing traffic control (stop sign) and channelization. The recommended improvements to meet the projected traffic demand include the addition of a traffic signal, exclusive eastbound and westbound left turn lanes

on Fobes Road and 30<sup>th</sup> Street, respectively, and associated drainage and curb improvements. The signalization and channelization improvements will improve the 2010 level of service to LOS A. With the additional traffic projected by year 2030, this intersection will deteriorate to LOS F. Additional capacity improvements will be needed to meet the adopted LOS D standards. The recommended improvements to meet year 2030 traffic volume projections include an additional northbound through lane and conversion of the southbound right turn only lane to a through-right lane. The signal timing and phasing should be reviewed and optimized to accommodate the capacity improvements. These 2030 improvements will improve the 2030 level of service to LOS C under the future traffic conditions.

Project Cost Estimate: \$725,000 (2010) and \$905,000 (2030)

## **Priority No. 4**

### *Avenue D and 1<sup>st</sup> Street Intersection*

2010 Improvements: Add traffic signal

2030 Improvements: Optimize signal timing

This intersection is unsignalized and currently operates at LOS F under existing conditions. This intersection is the City of Snohomish's most congested intersection due to its direct connection to SR-9 via Airport Way. The recommended improvements at this intersection are being delayed due to the impending development of a Historic District Streetscape Plan. The improvement recommended at this location to meet LOS D standards would be the installation of a traffic signal and drainage and curb improvements only. These improvements would result in an LOS B under the 2010 traffic volume projections without any channelization improvements. With a traffic signal, the intersection is expected to deteriorate to LOS E by year 2030; however, since the City is in the planning stages for the 1<sup>st</sup> Street Corridor, no additional widening is recommended until the Historic District Streetscape Plan is completed. Signal review and optimization should be conducted and monitored at the intersection following installation.

Project Cost Estimate: \$507,000

## **Priority No. 5**

### *Avenue D and Bonneville Street Intersection*

2010 Improvements: Optimize signal timing.

2030 Improvements: Add eastbound left turn lane and construct additional northbound and southbound through lanes

This intersection is projected to remain at LOS C under the year 2010 traffic volume projections with optimization of the existing signal timing and channelization but would deteriorate to LOS F by year 2030 without additional capacity improvements. The recommended improvements to meet the projected traffic demand in 2030 include the addition of an exclusive eastbound left turn lane on Bonneville Street, an additional through lane on Avenue D through the intersection, and associated drainage and curb improvements. Right-of-way acquisition will be required for to accommodate and align the eastbound left turn lane. The additional channelization improvements will improve the 2030 level of service to LOS D. The signal timing and phasing should be reviewed and optimized to correspond with the volume increases and added capacity.

Project Cost Estimate: \$1,468,000

## Priority No. 6

### *Maple Avenue and 2<sup>nd</sup> Street Intersection*

2010 Improvements: Optimize signal timing.

2030 Improvements: Optimize signal timing.

This intersection is projected to remain at LOS B conditions in the 2010 under existing signalization and channelization. It is recommended that the signal optimization be reviewed to maintain efficient traffic flow operations as traffic growth continues. Under the existing signal timing and phasing, the intersection level of service may deteriorate to LOS E and signal optimization will be necessary to improve the intersection to LOS C based on the 2030 traffic volume projections.

Project Cost Estimate: None

## Priority No. 7

### *Pine Avenue and 2<sup>nd</sup> Street Intersection*

2010 Improvements: Optimize signal timing

2030 Improvements: Optimize signal timing

This intersection is projected to remain at LOS B in the 2010 with the existing signalization and channelization. Similar to the Maple Avenue/2<sup>nd</sup> Street intersection (Priority No. 6), it is recommended that the signal optimization be reviewed to maintain efficient traffic flow operations as traffic growth continues. Using the existing signal timing and phasing, the intersection level of service may deteriorate to LOS C by 2030 and signal optimization should be reviewed again to meet the 2030 traffic volume demand.

Project Cost Estimate: None

## Priority No. 8

### *Pine Avenue and 10<sup>th</sup> Street Intersection*

2010 Improvements: None identified

2030 Improvements: Add traffic signal and convert northbound left-thru lane to left-turn only and convert right-turn only lane to right-thru lane.

This intersection will continue to operate at LOS C conditions with the projected year 2010 traffic volumes under existing 4-way stop control and current channelization. Therefore, no improvements are needed or recommended to meet the 2010 traffic demand. By year 2030, the intersection is projected to deteriorate to LOS F and additional capacity improvements will be needed to meet the future traffic growth. It is recommended that the intersection include a new traffic signal and conversion of the existing channelization (through-left and right-turn only) to an exclusive left turn only lane and a through-right lane for each approach of the intersection. These improvements are expected to improve the intersection to LOS B under the future traffic conditions.

Project Cost Estimate: \$1,393,000

## **Priority No. 9**

### *Pine Avenue and Maple Avenue Intersection*

2010 Improvements: None identified.

2030 Improvements: Add left turn only lanes on the Maple Avenue approaches and a right turn only lane on the southbound approach of Pine Avenue

This intersection will continue to operate at LOS D conditions with the projected year 2010 traffic volumes with the existing 4-way stop control and current channelization. Therefore, no improvements are needed or recommended to meet the 2010 traffic demand. By year 2030, the intersection is projected to deteriorate to LOS F, and additional capacity improvements will be needed to meet the future traffic growth. Exclusive left turn lanes should be constructed on the Maple Avenue approaches and an exclusive right turn lane added on the southbound approach of Pine Avenue. These improvements are expected to improve the level of service to LOS D under the future traffic volumes and current 4-way stop control.

Project Cost Estimate: \$366,000

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**TRANSPORTATION IMPROVEMENT PROGRAM**


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The estimated costs for the proposed signalization and channelization improvements recommended within the City and UGA totals approximately \$6,661,000. The transportation improvement program to incorporate into the City Comprehensive Plan and to supplement the City's current 6-Year Transportation Improvement Plan (TIP) is summarized in **Table 5** for an expected 25-year development implementation period.

**Table 5**  
**Proposed Transportation Improvement Program**

<b>Improvement Project</b>	<b>Implementation Year</b>	<b>Grant Share</b>	<b>Grant Type</b>	<b>Impact Fees</b>	<b>Total</b>
1. Avenue A/2 <sup>nd</sup> Street Signal and Channelization	2006	\$25,000	TIB-AIP	\$475,000	\$500,000
2. Avenue D/15 <sup>th</sup> Street Signal and Channelization	2007	\$39,850	TIB-AIP	\$757,150	\$797,000
3. Bickford/Fobes/30 <sup>th</sup> Street Signal and Channelization-Phase 1	2008	\$36,250	SafeTEA -STP	\$688,750	\$725,000
4. Avenue D/1 <sup>st</sup> Street	2009	\$25,350	TIB-AIP	\$481,650	\$507,000
5. Bickford/Fobes/30 <sup>th</sup> Street NB and SB Capacity-Phase 2	2011-2030	\$45,250	SafeTEA -STP	\$859,750	\$905,000
6. Pine Avenue/Maple Avenue	2011-2030	\$18,300	TIB-AIP	\$347,700	\$366,000
7. Pine Avenue/10 <sup>th</sup> Street	2011-2030	\$69,650	TIB-AIP	\$1,323,350	\$1,393,000
8. Avenue D/Bonneville Street Channelization and NB and SB Capacity	2011-2030	\$73,400	TIB-AIP	\$1,394,600	\$1,468,000
25-Year Totals		\$333,050		\$6,327,950	\$6,661,000
Cost Totals per Year		\$13,322		\$253,118	\$266,440

Approximately 5 percent of the funding for the proposed implementation plan to supplement the 6-Year TIP plan would be collected from sources including state and federal programs combined with local arterial improvement funds, which could be collected through taxes, grants, special districts, loans, and private revenue totaling approximately \$333,050 within 25 years or sooner. This total equates to an annual average total of \$13,322 obtained from non-local funding sources.

Private revenues would be collected for the remaining amount (\$6,327,950) through impact fees or contributions through frontage and access improvements in accordance with the City's development standards and the provisions of the Growth Management Act.

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## TRANSPORTATION IMPACT FEE PROGRAM

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The City of Snohomish currently does not have an adopted traffic impact fee to provide an additional resource for collecting funds for transportation improvement projects. The State Impact Fee statutes allow the City to impose fees as a means of obtaining funding for transportation improvement projects which would allow the transportation system to remain concurrent with the City's adopted level of service standards as new growth and development occurs. Although these fees would provide a source of financing for projects, it would not act as the sole source of funding. Specific principles must be established when impact fees are authorized by an ordinance. These principles include the following:

- Impact fees shall be imposed on new development only for transportation system improvement that is directly related to the new development.
- Impact fees shall not exceed an equitable share of the cost of system improvements that directly relate to the new development.
- Impact fees shall be used for system improvements that directly benefit new developments and mitigate their adverse traffic impacts.

New development is required to pay their proportionate share of traffic impacts based on the amount of traffic generated. Therefore, the City of Snohomish could establish a fee schedule based on the amount of new trips generated by new growth or development. This transportation plan update recommends that the determination of trips generated by new development will be based on the trip determination methodology established by the current edition of the Institute of Transportation Engineers' *Trip Generation* report.

This study has identified a total trip generation of 7,041 new p.m. peak hour trips associated with the build out of the City land use plan over the next 25 years or approximately 282 new p.m. peak hour trips per year.

The total projected cost of \$6,661,000 was estimated for the supplemented programmatic implementation program, all of which can be associated with improvement projects needed to support the City's traffic growth volumes and thus could be collected through traffic impact fees.

The priorities identified for the proposed improvement projects was used to develop the 6-year project costs for the City's 2005-2010 Transportation Improvement Program. The estimated costs for the top four projects shown in **Table 5** that include improvements at Avenue A/2<sup>nd</sup> Street, Avenue D/15<sup>th</sup> Street, Bickford Avenue/Fobes Road/30<sup>th</sup> Street-Phase 1, and Avenue D/1<sup>st</sup> Street total \$2,529,000, of which \$2,402,550 could be collected from traffic impact fees with the remaining \$126,450 to be obtained from grant funding. With a total of 7,041 p.m. peak hour trips generated throughout the 25-year build out period, an average of 282 new p.m. peak hour trips is expected through new development per year. Therefore, a total of 1,690 new p.m. peak hour trips (282 trips per year x 6 years) are estimated to occur during the next 6-year period (2005-2010).

The transportation improvement project costs and the p.m. peak hour trips generated due to expected growth within the City of Snohomish in the next six-year period results in a calculated overall traffic impact fee of approximately \$1,422 (\$2,402,550 / 1,690 trips) for each new p.m. peak hour trip generated by new developments within the City. Since this determination assumes a 5 percent probability of obtaining grants for the proposed improvements, it is recommended that the impact fee considered for adoption be in the range of \$1,422 to \$1,496 per p.m. peak hour trip generated by development. These fees are proportionately comparable if not lower than other agency impact fees. The final impact fee

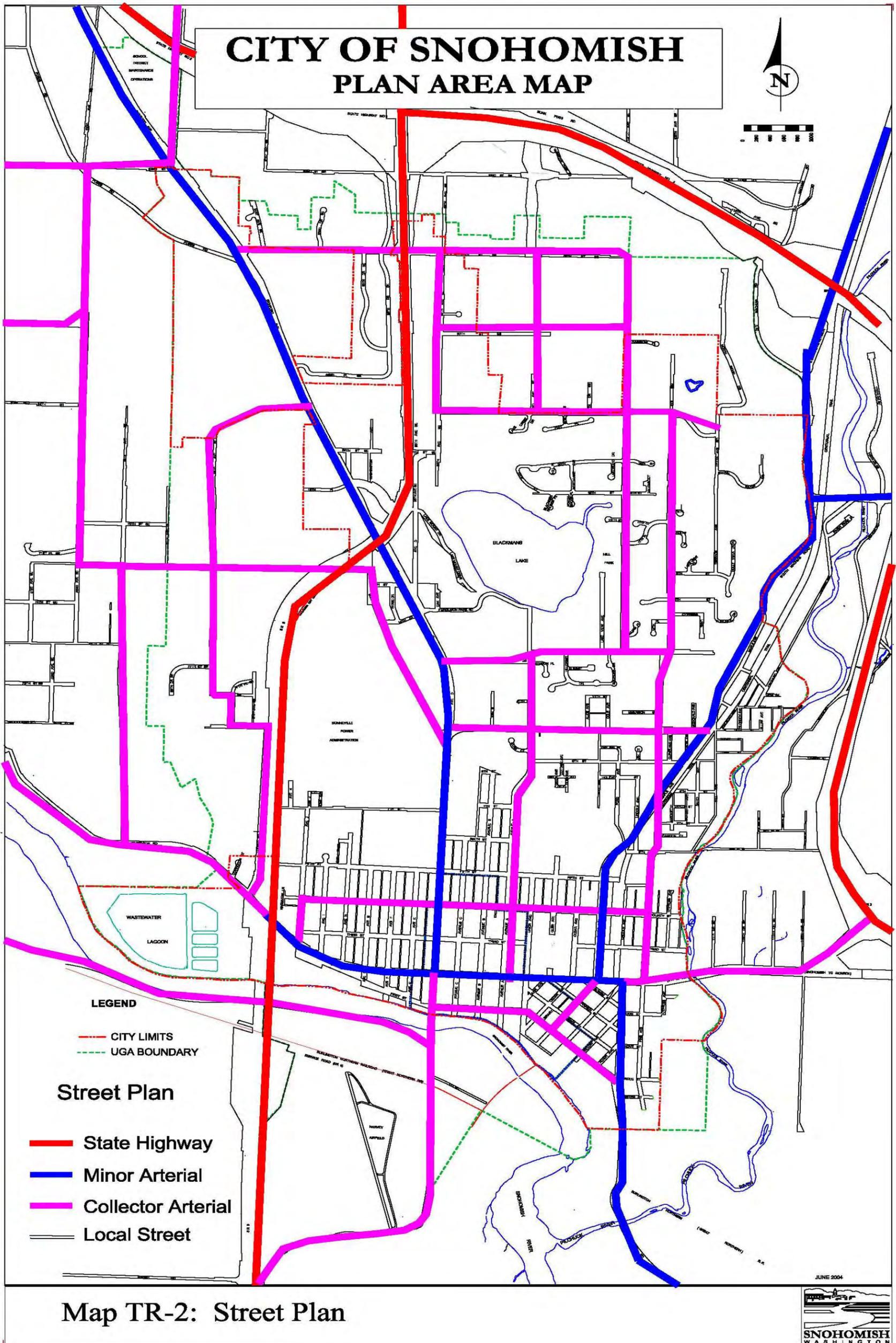
schedule would be subject to review and adoption by the City of Snohomish based on its philosophy for encouraging economic growth and development.

For comparison purposes, **Table 6** shows a summary of other jurisdictions that have adopted traffic impact fees on a “pay and go” cost per trip basis, although some also have options based on specific land use type and square footage of the new development proposed.

**Table 6****Traffic Impact Fee Comparisons**

<b>Jurisdiction</b>	<b>Cost Basis</b>	<b>Impact Fees</b>	<b>Comments</b>
Bothell	PM Peak Trip	\$2,191	Option of using floor area per land use type or this base value.
Kenmore	PM Peak Trip	\$2,017	N/a
Marysville	PM Peak Trip	\$1,542	Considering increase to approximately \$2,500 per PM trip.
Arlington	PM Peak Trip	\$1,038	Option of calculating on a proportionate share basis per TIP projects.
Edmonds	PM Peak Trip	\$764	Fees actually based on land use type and area but calculated from this base value.
Snohomish County	ADT	\$166-337	Inside the County UGA
	ADT	\$183-368	Outside the County UGA

Many other jurisdictions also incorporate the use of traffic impact fees, however; they are not on a trip fee basis, rather a land use and floor area basis or vehicle trip length basis. These methods rely heavily on traffic modeling and are much more complicated in terms of staff review, land use category determinations, applicable floor area, and trip credit determination among others factors and are not recommended for the City of Snohomish.





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## **Pedestrian/Bicycle Trails**

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The continuity in pedestrian and bicycle access within the City, provides comfort and ease for residents and visitors. The City is striving to create a fully integrated system for this mode of transportation, yet recognizes the need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities and schools. Pedestrian ways are discontinuous throughout the City, having been constructed in a piece-meal manner over the years. The City of Snohomish has several streets in residential areas that do not have sidewalks and many residential areas are not connected by a walkway to recreational areas, schools and shopping areas.

**Future Trail Needs:** As identified in the inventory, the sidewalks are discontinuous throughout the City. Providing trails and sidewalks to link all areas of the City pedestrian and Bicycle accessibility is a very high priority in the City. MAP TR-4 shows the existing and proposed pedestrian linkage in the UGA. As development occurs, the City will require adjacent rights-of-way are improved to City standards, including construction of sidewalks.

Map TR-3 shows the location of alternative transportation modes in the UGA.

**Barrier Free Pedestrian Access:** The current pedestrian deficiencies not only include missing sidewalk links, but also many existing sidewalks do not have barrier free ramps at street crossings. Improvements are required to meet the Washington State Barrier Free Code when streets are reconstructed or sidewalks are built. The city also must provide more handicapped parking stalls for the Historic Business District Area.

**Regional Trails:** The Centennial Trail runs along the old railroad grade north of Pine. It presently is constructed as far north as Lake Stevens and will soon reach Arlington. The County has also planned a bicycle route between Snohomish and the City of Everett along the Lowell River Road.

**Taxi Service:** The City current has two taxi services. They provide an important alternative

to public transit service. The city encourages the provision of such service.

## **Future Railway Needs**

The railway system in Snohomish is currently in good condition. The importance of the railways to the community is decreasing. Recent commercial and residential development along the existing rail section make it even less likely rail dependant concerns will be constructed in the City. The industrial area on the south side of the Snohomish River in the UGA will continue to be serviced by rail and is on the main east-west transcontinental rail line.

## **Harvey Airfield**

Harvey Airfield is a privately owned airfield which has been designated a relief airfield by the Federal Aviation Administration (FAA). It is home to 300 land-based planes and provides a full range of aircraft related service including pilot training, aircraft sales and service and refueling. It is also an activity center for skydiving, ultralight, sport planes, ballooning, and emergency rescue operations. In 1987, an Airport Master Plan was proposed for Harvey Airfield, financed in part by the FAA this Master Plan is currently under revision by the owner. The report suggested changes which could be made to Harvey Airfield to make it safer and more efficient as part of a long-term upgrade, primarily to meet minimum FAA standards for reliever fields.

## **Water Access**

The use of the Snohomish River as an access to Snohomish by way of the Snohomish River is an unrealized potential. A boat launch, but no dock facilities exist at Cady Park, and the Cady Park boat launch needs to be improved or replaced. The City is exploring designs for construction of a dock at Kla-Ha-Ya Park, which would initially provide docking facilities for excursions boats, but may later be expanded to allow private pleasure craft to tie up as an alternative method to travel by highway.

## **Maintenance of Existing Improvements**

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A large portion of the existing street improvements are old and in disrepair. Many streets were poorly constructed originally. The

City has been unable to marshal adequate resources to perform appropriate maintenance. One of the highest priorities of the City Council is to establish funds for street maintenance and reconstruction.

The City receives funding from the State gasoline tax and from other sources such as the Urban Arterial Fund. The streets with the highest volumes of use are arterials which need to have a higher level of funding for repair and improvement. Local street repairs tend to be delayed because of lack of funding.

The City has a Pavement Management System (PMS) in place by which maintenance can be prioritized, but funding shortfalls hindered its full implementation. The City has experimented with innovated ways of maintaining streets, most recently by contracting with Mountlake Terrace to chip seal City streets.

Because of the bias in funding towards arterials, they tend to be in generally better condition than

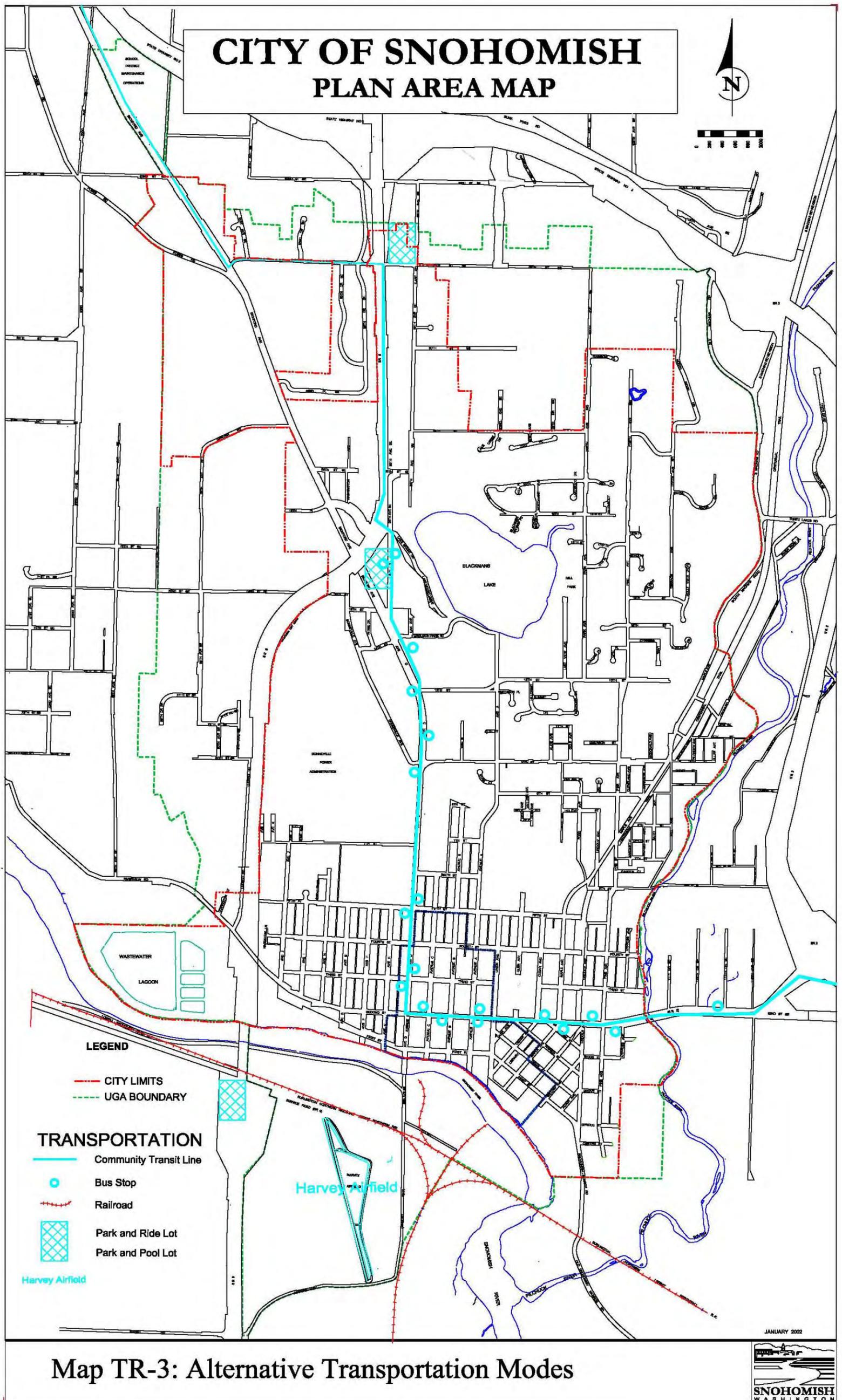
local streets, which have suffered through a long period of disinvestment.

### **Energy Conservation**

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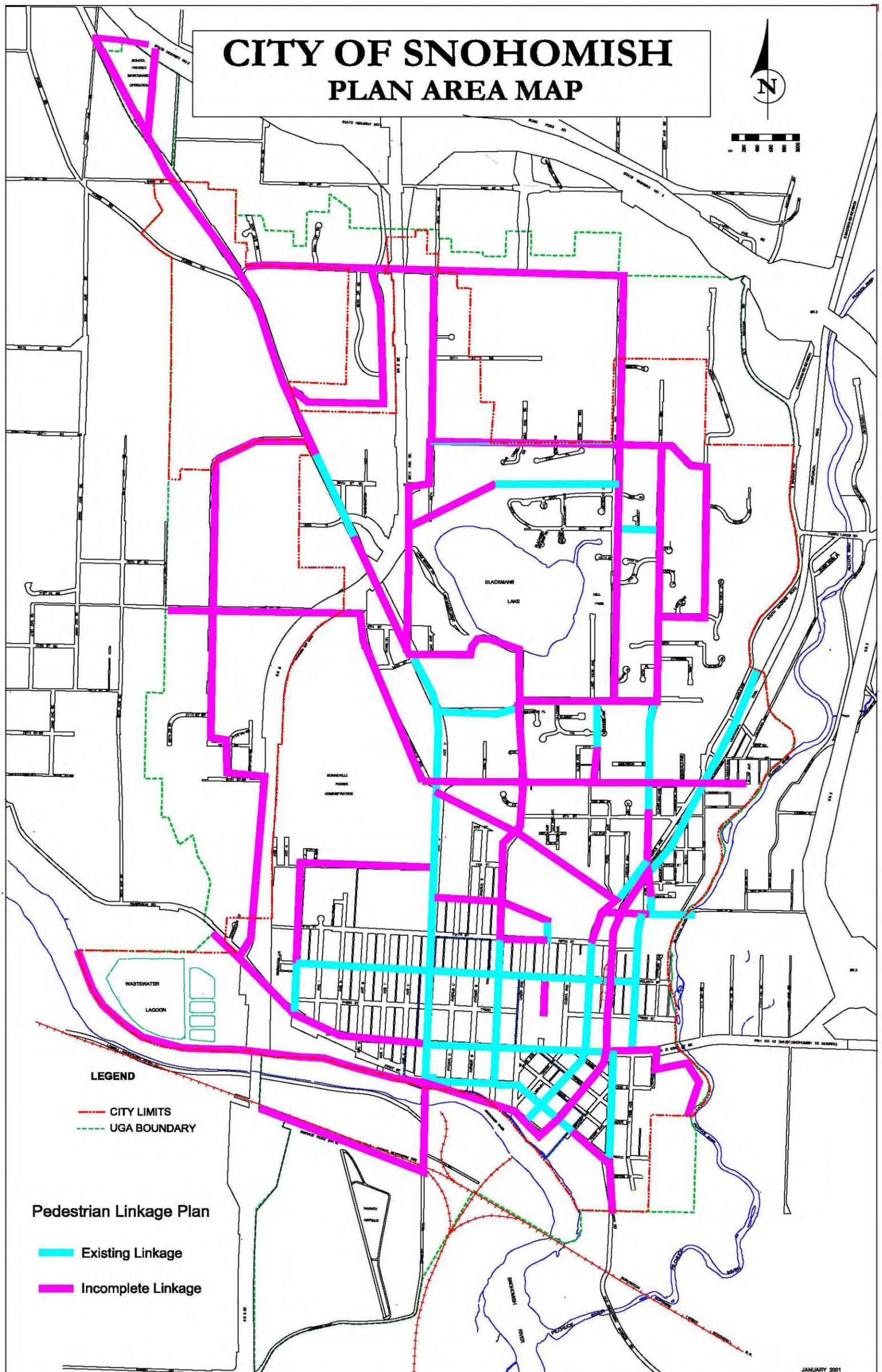
Local concern about the consumption of energy is a problem that has been brought to everyone's attention with higher energy prices. The essence of the energy problem is that people are using more and more of our declining energy supplies with no major attempts to either develop alternative sources or conserve existing one. The end result of this problem, if it is not resolved, will be a general decline in the standard of living for everyone. The energy problem can be dealt with in two ways: develop new sources or conserve existing ones.

Promoting land use patterns where housing, jobs and shopping can all occur within a fairly confined footprint will make transportation by foot to those designations a viable option, reducing vehicle trips.



Map TR-3: Alternative Transportation Modes





Map TR-4: Pedestrian Linkage Plan



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# TRANSPORTATION GOALS AND POLICIES

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**GOAL TR 1:** Maintain a standard that provides an effective roadway network with adequate capacity to meet, at the Level of Service (LOS) Standard E, the demand for travel in the City.

**Policies:**

- TR 1.1:** Maintain a practice that the City will require that, for all new construction and major redevelopment, adjacent rights-of-way be improved to City standards and according to the Street Plan Map.
- TR 1.2:** Maintain a practice that the City will provide safe, convenient and efficient transportation for all residents and visitors to the City. This will include improvements to existing facilities as well as extensions of transportation to new developments.
- TR 1.3:** Maintain a practice that the City will continue to enforce the current Truck Route Ordinance and maintain appropriate signage for the truck route to ensure compliance.
- TR 1.4:** Maintain a practice that the City will review designs of parking elements on site plans submitted through the development review and construction processes.
- TR 1.5:** Implement a practice that the City will ensure that before any new development is approved, effect on arterials will not drop below city standards.
- TR 1.6:** Implement a practice that the City will establish uniform policies and fees to ensure that traffic improvements, needed to maintain the level of service, will be funded by the benefiting property owners.

**GOAL TR 2:** Maintain a standard that promotes the increasing of the mileage of non-motorized travel.

**Policies:**

- TR 2.1:** Maintain a practice that the City will continue to incorporate regular and routine consideration of bicycles in accordance with the Washington Department of Transportation, and the American Association of State Highway and Transportation Officials (ASSHTO) standards in all transportation improvements.
- TR 2.2:** Maintain a practice that the City of Snohomish will require schools to install new sidewalks where necessary and participate in the installation of crossing controls.
- TR 2.3:** Maintain a practice that where appropriate, the City will install new sidewalks in pedestrian corridors considered by the City to be high priority.
- TR 2.4:** Maintain a practice that the City will establish an ongoing, new and replacement sidewalk construction program.

- TR 2.5:** Maintain a practice that the City will require the installation of standard sidewalks as a requirement for approval of subdivisions in accordance with safe school pedestrian networks.
- TR 2.6:** Maintain a practice that requires the installation of a new sidewalks for all development of vacant property with the provision that the construction may be deferred at the sole option of the City, providing the owner agrees to provide the facility or be committed to a sidewalk or street LID at some later date.
- TR 2.7** Maintain a practice that encourages property owners to initiate sidewalk LID's where property is currently developed and sidewalk deficiencies occur.
- TR 2.8** Maintain a practice that the City will use its sidewalk inventory to determine where the greatest need for new sidewalks exists to prioritize the construction of new sidewalks accordingly.

**GOAL TR 3: Maintain a standard that promotes by 2025, a reduced accident rate at representative locations on the roadway system within the City.**

**Policies:**

- TR 3.1:** Maintain a practice that the City shall continue to monitor intersections to determine if any create a high risk of accidents on both the collector and arterial system.
- TR 3.2:** Maintain a practice that the City will perform required and requested maintenance activities related to traffic control devices and street surfaces within standards established by the City's Department of Public Works.
- TR 3.3:** Maintain a practice that the City will maintain needed traffic data such as traffic counts and accident data to support studies, planning and operational activities for the Department of Public Works and Planning Department.
- TR 3.4:** Maintain a practice that the City will establish a maintenance program to ensure its standards which enhance the safety of pedestrians and motorists are met for existing transportation facilities.

**GOAL TR 4: Maintain a standard that the transportation system is adequate to serve all existing and future land uses shown on the Land Use Plan and are coordinated with the transportation plans of adjacent jurisdictions.**

**Policies:**

- TR 4.1:** Maintain a practice that the City will review all development proposals, rezoning and vacating petitions, variance request, subdivision plats and commercial construction site plans to ensure compliance with the Transportation Element.
- TR 4.2:** Maintain a practice that the City will utilize the Major Streets Plan Map (see Figure TR-1) in conjunction with the Land Use Plan Map and work with the county to maintain the integrity of the street network which may become part of the City.

- TR 4.3:** Maintain a practice that the City will adopt, update, and utilize a Major Street Map based upon the adopted street plan in order to maintain and develop an efficient and adequate street network system.
- TR 4.4:** Maintain a practice that the City will maintain an annually updated listing of analyzed and prioritized road improvement needs based on the Transportation Element and adopted standards.
- TR 4.5:** Maintain a practice that the City will either prohibit development if the development causes the Level of Service on transportation facility to decline below the standards adopted in this element, or ensure that improvements are made to increase capacity.
- TR 4.6:** Maintain a practice that the City will coordinate with the Snohomish County and the Puget Sound Regional Council (PRSC) to ensure consistency and compatibility between the transportation plan contained in this plan and the transportation plans of other transportation facility providers in the area.

**GOAL TR 5: Maintain a standard to locate all future proposed roadway corridors to minimize adverse impacts on critical areas.**

**Policies:**

- TR 5.1:** Maintain a practice that requires new roads to be routed as much as possible and when ever feasible to avoid transversing critical areas, park areas, and significant cultural resources, except in cases of overriding public interest.
- TR 5.2:** Maintain a practice that all road construction projects shall meet or exceed the minimum requirements for control of stormwater runoff.
- TR 5.3:** Maintain a practice that the City will adopt an Official Street Map identifying future right-of-way needs based on the Transportation Element.

**GOAL TR 6: Maintain a standard that develops an integrated and balanced transportation system in Snohomish which provides safe, economical and convenient movement of people and goods, both within and outside the City.**

**Policies:**

- TR 6.1:** Maintain a practice that the Street Planning Guidelines for the street hierarchy on the Street Plan Map are shown in TR-2. The City will require its adopted street development standards be used for the design and construction of new and/or existing streets based upon the street classification.
- TR 6.2:** Maintain a practice that the City will establish an ongoing street right-of-way acquisition program in order to acquire rights-of-way for existing substandard streets and new streets. The program should be done in conjunction with the Official Street Map and adopted street development standards.

- TR 6.3:** Maintain a practice that the City will use financial, as well as non-financial methods of street right-of-way acquisition, such as the subdivision dedication requirements, building site plans, and conditions for development of property and annexations when possible.
- TR 6.4:** Maintain a practice that the City will evaluate its existing street system and determine which dedicated streets are not needed or are impractical to develop, and encourage vacation of those streets.
- TR 6.5:** Maintain a practice that the City will establish street reconstruction and construction programs based upon an adopted Official Street Map. The City should utilize the provisions of the subdivisions code, concomitant rezone agreements, annexation conditions, and Local Improvement Districts as a means of encouraging property owners to share part of the street improvement costs when appropriate.
- TR 6.6:** Maintain a practice that all new streets which are dedicated to the City must be constructed to the standards adopted for new streets. The City should work with developers and property owners in determining appropriate locations for local streets with consideration being given to the Major Street Plan, existing street pattern, and circulation roads.
- TR 6.7:** Maintain a practice that residential streets should be designed to discourage through traffic and be pedestrian friendly.
- TR 6.8:** Maintain a practice that commercial and industrial streets should be designed to expedite traffic movement and may require larger pavement areas or restrictions on parking.
- TR 6.9:** Maintain a practice that abutting property owners on designated collector and arterial streets should pay for the cost of new sidewalks in conjunction with the reconstruction of such streets. When the City receives a proposed development request on a local, collector, or arterial street it will require either the construction of the full abutting frontage or the establishment of a covenant requiring payment of the same when the street is eventually reconstructed.
- TR 6.10:** Maintain a practice that the City will establish an ongoing traffic count program for major arterials in order to obtain information needed to classify streets. Traffic counts will not be the sole determinant of street classification but will be an indicator for further study and will be one factor considered in street planning.
- TR 6.11:** Maintain a practice that the City will coordinate with State and County agencies in controlling access points on highways and major arterials in the UGA to ensure they function as efficiently as possible.
- TR 6.12:** Maintain a practice that a variety of funding sources should be used to reconstruct or construct streets, with priority being given to the use of non-indebtedness sources. The City should consider "earmarking" an annual appropriation to the street cumulative reserve fund. The City should periodically place before the electorate general obligation bond proposals for the reconstruction or construction of certain streets. The City should actively pursue available federal and state monies for street improvements.

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- TR 6.13:** Maintain a practice that access on to arterials should be limited to the extent possible to maintain arterial capacity.
- TR 6.14:** Maintain a practice that the City shall develop engineered typical street cross sections which will show sidewalks, planting strips for trees, curbs and gutters, and road width. New roads and redeveloped roads shall be developed to these profiles. Design standards for Planned Residential Developments shall not include the elimination of the aforementioned elements of road profiles but will be viewed on a case by case basis.
- TR 6.15:** Implement a practice that commissions a broadened transportation study for downtown to include access elements.
- TR 6.16:** Maintain a practice that limit our arterials by resolution or ordinance to a maximum of two through lanes, one each way and one left turn, except at the intersection of arterials.
- TR 6.17:** Maintain a practice that prohibits through-truck traffic on all City streets, local access only.
- TR 6.18:** Maintain a practice that designs City arterials to be pedestrian friendly with bulb-outs at intersections and parking where appropriate.
- TR 6.19:** Maintain a practice that reduces speed on City arterials through traffic calming measures.
- TR 6.20:** Maintain a practice that incorporates Second Street as an element of the downtown business area rather than a boundary that separates the different parts of the City.

**GOAL TR 7: Maintain a standard that protects and plans for Harvey Airfield as a regional asset in conformance with state and regional regulations.**

**Policies:**

- TR 7.1:** Maintain a practice that the City will encourage and support the construction of Harvey Field as an air transportation facility through its development codes and technical assistance. Implement a strategy to plan and protect airports in the community outlined in the RCW 36.70A.510 and 36.70.547 from nearby incompatible land uses.
- TR 7.2:** Implement a strategy for the City to work with the owners of Harvey Field to identify and designate criteria for identifying incompatible land uses in the vicinity of the Harvey Airport.
- TR 7.3:** Maintain a practice that the City will work with the owners of the airport in adopting necessary ordinances or changes in the City's development codes to minimize the amount of low-altitude air traffic flying over the residential areas in accordance with the Federal Aviation Administration (FAA) and the essential public facility criteria in the State of Washington's Growth Management Act. Implement a strategy for the City to adopt amendments in coordination with Snohomish County into the City's Comprehensive Plan.

- TR 7.4:** Maintain a practice that current and future adopted regulations will protect the approaches to the runways by establishing a clear zone and restricted space on either side of the approaches to the airport in accordance with FAA guidelines. .

**GOAL TR 8: Maintain a standard that growth and development of Snohomish should take place in a manner which will encourage the conservation of declining energy resources.**

**Policies:**

- TR 8.1:** Maintain a practice that the City will support the continued operation and expansion of a county and regional-wide public transportation system and encourage the development of alternative transportation modes and systems which utilize renewable energy sources.
- TR 8.2:** Maintain a practice that the City will encourage the development of Snohomish as a compact town with sufficient space for industrial, commercial, and residential activities in order to minimize the number and length of trips made by automobile.
- TR 8.3:** Maintain a practice that the City will develop a pedestrian circulation system which provides an alternative to the use of the automobile within the UGA.
- TR 8.4:** Maintain a practice that the City will encourage development to employ the design criteria contained in Sno-Tran's Guide to Land Use and Public Transportation.

**GOAL TR 9: Maintain a standard that encourages local and regional public transportation system which contribute to relief of traffic congestion, promote energy conservation and enhance mobility for the community.**

**Policies:**

- TR 9.1:** Maintain a practice that coordinates land use decisions with existing and planned public facility services.
- TR 9.2:** Maintain a practice that encourages use of transit through provision of barrier free pedestrian walkways to bus stops and passenger shelters at bus stops.
- TR 9.3:** Maintain a practice that the City will shall make development employ the design criteria contained in Sno-Tran's Guide to Land Use and Public Transportation.
- TR 9.4:** Maintain a practice that reconstructs existing sidewalks and require new sidewalks meet the Washington State Barrier Free Code.
- TR 9.5:** Maintain a practice that supports when new construction or reconstruction occurs, sidewalks below the City standard are required to be constructed to City Standards.
- TR 9.6:** Maintain a practice that the City will encourage provision of private sector transportation alternatives like local taxi services, bus lines, and bike rentals.

# UTILITIES

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## Vision Statement

We visualize maintaining and improving the City's delivery of basic municipal services.

We visualize providing for growth without reducing the level of services to existing residents.

We visualize the delivery of services meets approval standards.

We visualize public/ private partnerships with both the City and the Development community cooperating on infrastructure development.

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## Introduction

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This Utilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address utility services in the City of Snohomish and the adjacent urban growth area. It represents the community's policy plan for growth over the next 20 years. The Utilities Element describes how the goals in the other plan elements will be implemented through utility policies and regulations, and is an important element in implementing the comprehensive plan.

The Utilities Element has also been developed in accordance with the county-wide planning policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Utilities Element specifically considers the general location, proposed location, and capacity or all existing and proposed utilities, including, but not limited to water and sewer systems, electrical lines, telecommunication lines, and natural gas lines. This element also identifies general utility corridors.

## Urban Growth Area

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The Urban Growth Area boundary was selected in order to ensure that urban services will be available to all development. This includes the provision of urban utility facilities. The City recognizes that planning for utilities is the primary responsibility of the utility providers. However, the City will incorporate these plans prepared by the providers into its comprehensive planning efforts in order to identify ways of improving the quality and delivery of services provided in the City and its designated urban growth area boundary. All development requiring urban services will be located in the urban growth area, and will have these services extended to them in a timely and financially feasible manner.

## Inventory and Analysis

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The inventory presented in this element provides information useful to the planning process. It does not include all of the data or information that was gathered, but has presented the relevant information in an organized and useful format. The inventory summarizes general information pertaining to the existing utility service system in the city. Many public and private agencies are involved in regulating, coordination, production, delivery and supply of utility services. This section of the element identifies those providers as well as the legislation regulating the utility.

- Water
- Wastewater
- Natural Gas
- Electrical
- Telecommunications
- Solid Waste Collection

## City Owned Utilities

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### Water System

The City water system consists of a source, treatment plant, storage, and distribution system. The distribution system consists of metal, plastic and one section of wood pipes varying in size, six million gallons of water storage, and a 2.7 million gallon storage tank. The water source

includes a diversion dam located 14 miles northeast on the Pilchuck River and four connections to the City of Everett Transmission Line.

The major problems confronting the City related to its water system include meeting increasingly strict federal and state water quality standards and the lack of adequate fire flow in certain areas of the City. Map UT-1 shows the existing water utility system future proposed main improvements and areas of fire flow deficiencies.

The distribution system is separated into three service area zones defined by elevation. Water to the lower zone is fed from the City water treatment plant on the Pilchuck River. The reservoirs for this zone are located at Thirteenth and Pine. The middle zone service area is supplied from the Everett transmission line. The middle zone tank located east of Holly Vista Drive provides storage for this zone. The high zone service area includes elevations above 250' elevation and no storage is currently provided for this zone. These zones are shown on Map UT-2.

Within the City GMA there are many private water districts and associations. The City will incorporate these systems into the City water utility as City water and sewer are extended to development which occurs within the GMA. These are shown on MAP UT-3. The City is also gradually reconnecting portions of the south pressure zone at higher elevations to the north pressure zone to increase domestic water pressure and fire flow to acceptable levels.

There are many parts of the Water Distribution System which do not meet City standards of eight-inch ductile iron either in pipe size or materials. The City capital improvement schedule includes replacement of many of these existing system deficiencies. These replacements in some instances will also cure the fire flow deficiencies.

The City requires that developers extend water mains to the development to City standards. If the City requires a larger main to serve a broader distribution area according to the plan, the City

Water Utility pays for the cost of the oversizing. Map UT-1 shows all existing and planned distribution lines sized greater than the basic eight-inch minimum size.

### **Future Water System**

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The future water utility improvements are detailed in the Water Utility Element and in the six-year CIP discussed in the CIP section of the plan. There is adequate capacity in the Everett Transmission Line to serve the City's future population.

The City is considering the future of its Pilchuck Water Treatment Plant, which provides water to the lower zone customers. In addition, some county residents are served directly from the transmission line between the Water Treatment Plant and the Snohomish City limits.

One alternative is to transfer the plant and transmission line to the ownership of the Snohomish P.U.D., as it is in the P.U.D. service area. If the City retains the plant it will have to be upgraded if more stringent water treatment standards are imposed. The City's limits on customer base and financial resources may make this strategy difficult. Details are found in the Water System Improvements Plan.

There are also some existing customers in the Pilchuck River Valley who are outside the City GMA, and therefore, outside the water utility service area. These customers are served from a sub-standard two-inch main. The City is discussing with Snohomish PUD the possibility of its taking over the service to these existing customers as the City water utility service area is adjusted to reflect the GMA boundary.

### **Waste Water Systems**

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The City's sewer system consists of a collection system of clay, concrete, and plastic pipes varying in size from four inches to 24 inches, and an enhanced sewer lagoon as a treatment facility. The primary need to correct existing deficiencies and provide capacity is to upgrade the sewer treatment plant to comply with federal and state law. In addition, a major interceptor line into capture must be constructed to the area north of Blackmans Lake and along Bickford

Avenue, if the City is to provide an urban level of sewer service in that area.

The City constructed a new wastewater treatment plant, which was completed in 1996. This facility treats storm and wastewater to state and federal standards and has capacity to serve a population of at least 11,000. The facility can be expanded to serve a population of 16,000. There are no other sewer purveyors within the City GMA. All non-sewer areas are served by septic tank.

The City's storm drainage system consists of a limited number of storm sewer pipes that empty into the City's sewer system, Swifty Creek or the Pilchuck River. In some areas, stormwater is being conveyed by the sanitary sewer system which causes problems with the sewer collection system during the rainy periods. The sewer treatment facility is designed to treat storm drainage from this combined system.

Recent federal and state water quality laws and standards may require some form of treatment before storm water can be emptied into rivers. Streams are also natural drainage channels. The City is endowed with creeks, natural drainage channels, and wetland areas which could be effectively used to create a natural drainage system as an alternative to a costly underground pipe and treatment system.

The City completed a storm water drainage plan in 1996. The plan strategy is to promote on-site retention treatment of stormwater and use of natural retention areas.

MAP UT-4 shows the City's current and future sewer utility improvements.

### **Future Wastewater System**

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The City constructed a new wastewater treatment plant, which was completed in 1996. Under the 2010 General Sewer Plan and Wastewater Facility Plan Update, the City is in the process of making near-term improvements to the plant to meet permit requirements, while implementing a plan to convey its wastewater to the City of Everett wastewater treatment plant for treatment and discharge (Everett Conveyance Project) and has adopted a financing plan to provide funding of these improvements. The

selected location and general route of the Everett Conveyance Project is a pipeline under the Snohomish River connecting to the Everett South End Interceptor via the Lowell-Snohomish Road. A contingency alternative route along Riverview Road may be used. Two routes in proximity to these alignments associated with the planned river crossing locations will be further analyzed at the project level: on a portion of the Puget Sound Energy right-of-way and on or near a former rail right-of-way north of Riverview Road. These could be used if they prove feasible, environmentally acceptable, and preferable in terms of operation, cost, schedule. The Everett Conveyance Project will enable the City to meet evolving water quality standards and growth in the long term for the planning horizon of this plan and the useful life of the pipeline (estimated to be fifty years). The City will continue to make other wastewater system improvements, including collection system facilities and Combined Sewer Overflow (CSO) reduction by continuing to implement the facilities and actions described in the adopted CSO Reduction Plan and Update and 2010 General Sewer Plan and Wastewater Facility Plan Update.

### **Other Utilities**

#### **Natural Gas**

The **Puget Sound Energy (PSE) Company** serves the City of Snohomish and anticipates meeting demand consistent with the Land Use Element and the adopted urban growth area.

Natural gas is supplied to the Snohomish area from the main transcontinental pipeline which extends from Canada south and lies approximately three miles east of Snohomish.

The Washington Natural Gas (WNG) natural gas supply system fully meets existing demand for residential, commercial and public customers.

The City's existing natural gas distribution systems are shown on Map UT-5.

### **Electricity**

The City of Snohomish is served by the Public Utility District of Snohomish County. There are various facilities located throughout the county and the City (Map UT 6). According to the electrical utility, there is ample capacity to meet existing and future demand for both the incorporated city limits as well as the urban growth area.

Electrical facilities of less than 55,000 volts (55 kV) are generally referred to as distribution facilities. Facilities of more than 55,000 volts (55kV) are generally referred to as transmission facilities. There is a major Bonneville Power substation facility located inside the city limits. The City is fully served by this substation with distribution lines that extend service to all residential, commercial, and public customers. The City also has several major transmission line corridors located within the Urban Growth Area also shown on Map UT-7.

Proposals have been made to construct a natural gas powered electrical generation plant in Snohomish adjacent to the BPA Substation among alternative sites in the County. This is an alternative power source which is being explored by the Snohomish P.U.D.

According to Snohomish P.U.D, it is anticipated that there will be enough capacity to meet the projected growth for the community based on the growth projected based on the Land Use Map. However, there are some reliability problems which can occur during severe weather.

### **Telecommunication**

**Telephone:** The City of Snohomish is served by the General Telephone Company (**Verizon**). The major facilities in the city are shown on Map UT 6. Many of the telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider.

The telecommunications industry is currently in the midst of tremendous advances in technology. Both cellular and optical fiber technologies are

transforming the way service is delivered in the City of Snohomish. These changes have also fostered a competitive industry which appears to make future the configuration of telecommunications provision difficult.

Two transcontinental fiber optic cables are located in the City rights-of-way, as shown on the map.

The provision of telecommunication services is driven by the needs of its customers. As the City grows, telecommunication facilities will be upgraded to ensure adequate service levels. It is also likely that facilities will be upgraded as technology advances. The GTE Snohomish Central office is also located in the City.

**Cellular Phones:** Cellular phone service is available to all parts of the UGA. There is a U.S. West Cellular phone relay towards adjacent to the Bonneville Power Substation and is shown on Map UT-6.

**Cable Television:** Cable television service is available to most areas in the UGA and is provided by Viacom Cablevision.

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### **Solid Waste**

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The City contracts for solid waste collection with a private contractor with the City setting the rates. The City also contracts separately for recycling services. The City initiated a voluntary curbside recycling program in 1987. The City made participation in the cost of curbside recycling mandatory in 1990, as required in the Snohomish County Solid Waste Plan.

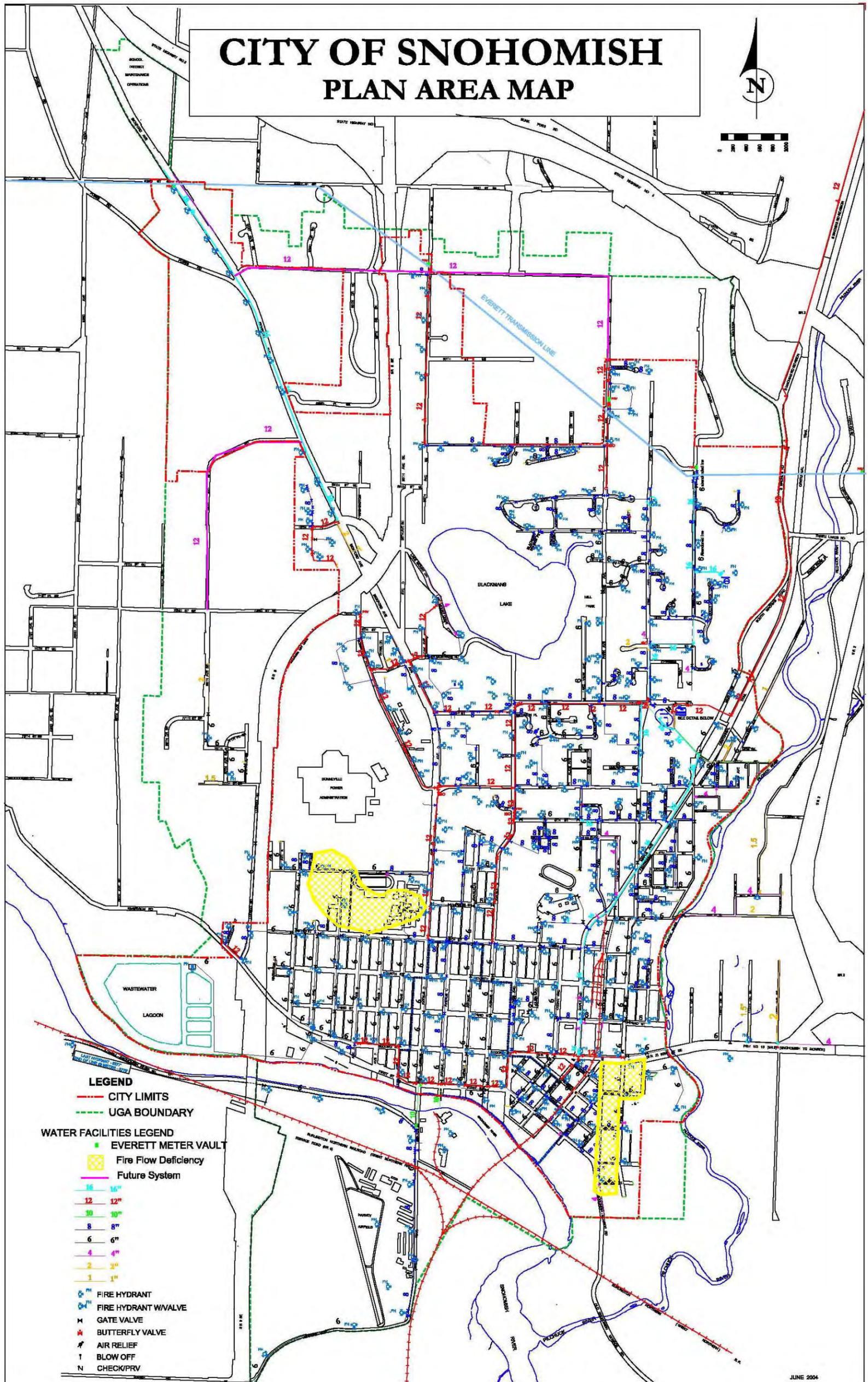
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### **Utility Corridors**

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Most of the utilities in the City are carried in public rights-of-way. However, there are major water and electrical transmission lines which transect the UGA. The existing and planned future utility corridors are shown on Map UT-7.

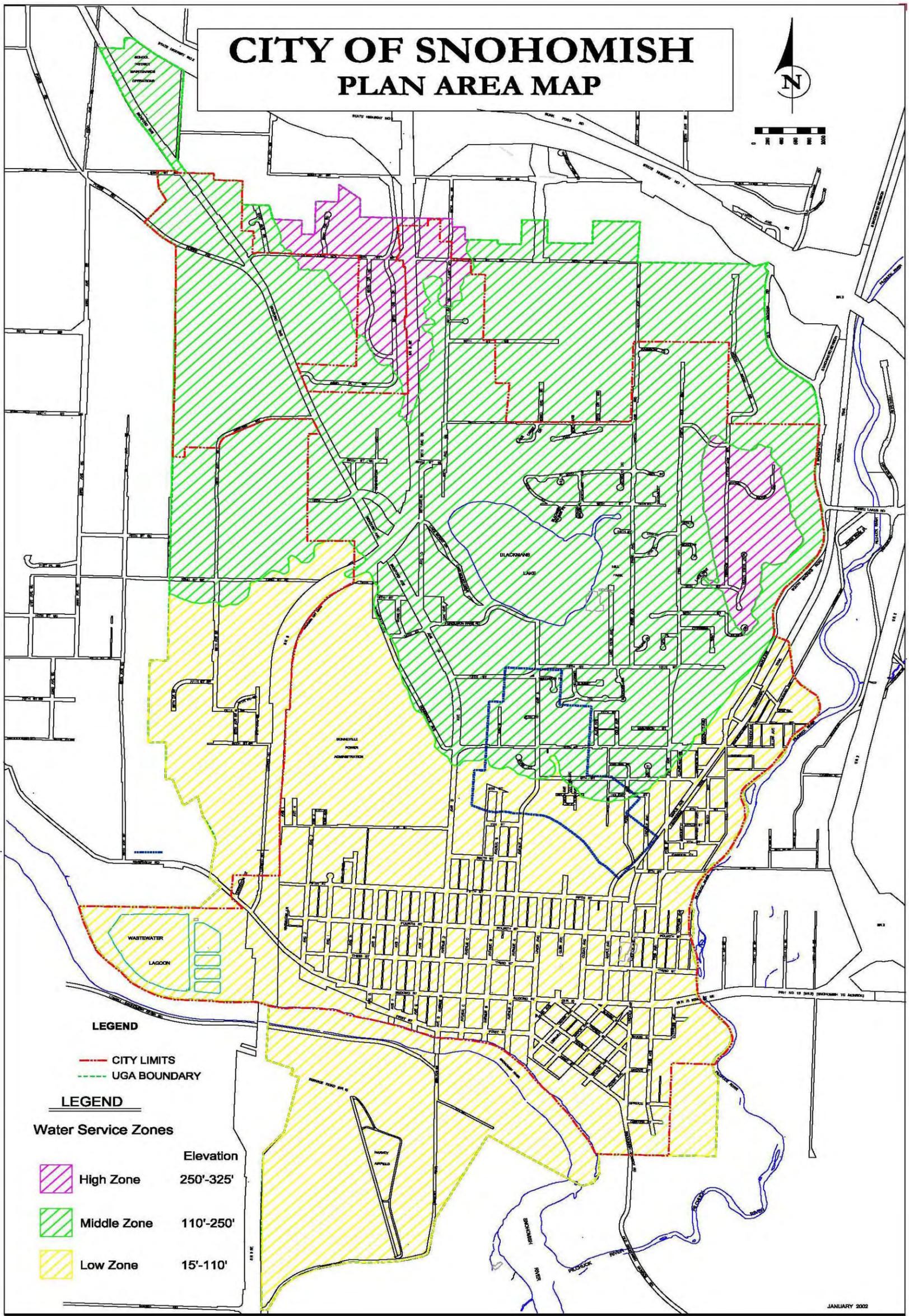




Map UT-1: Existing and Proposed Water Systems Facilities



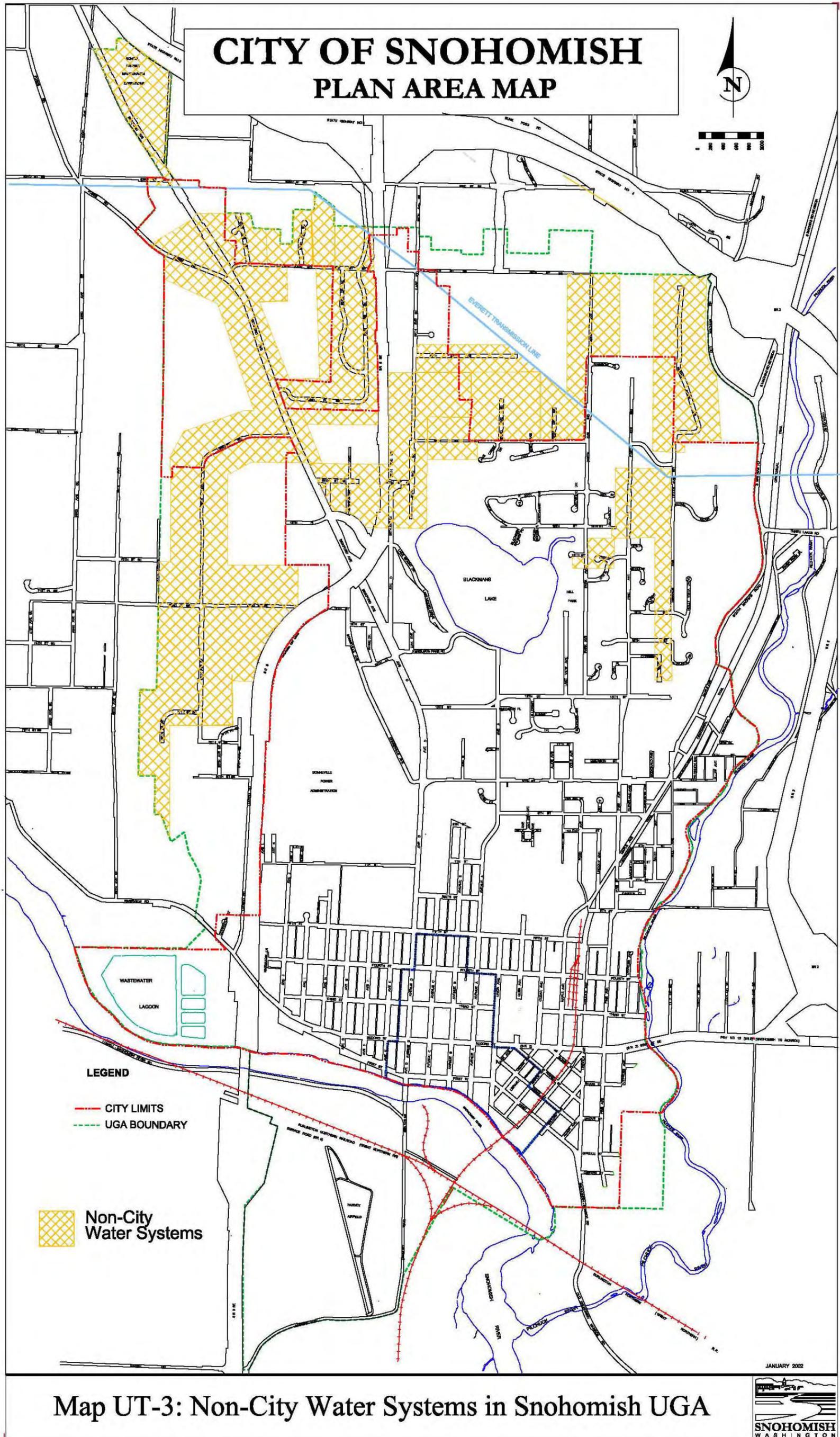




Map UT-2: Water Service Pressure Zones



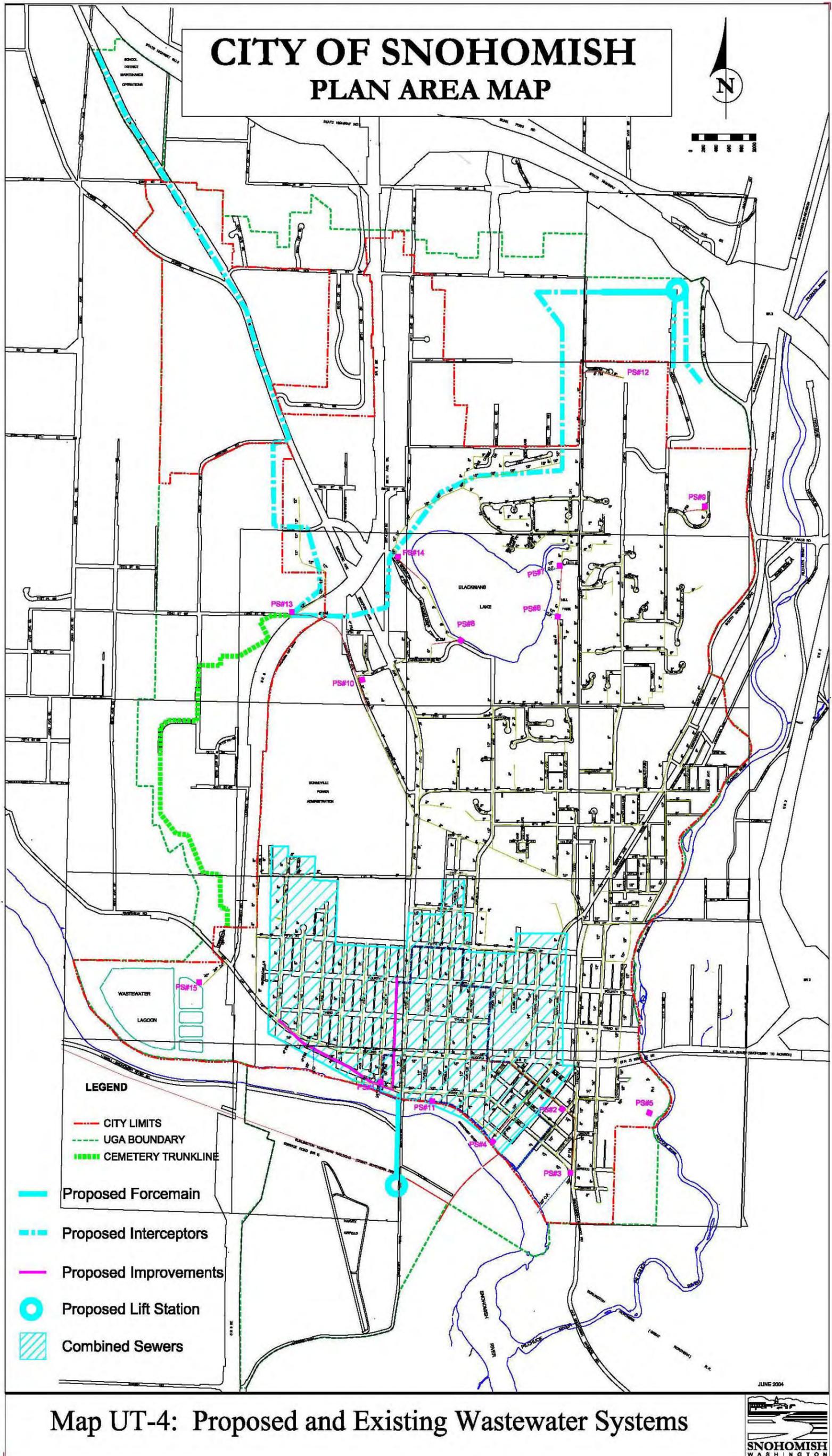




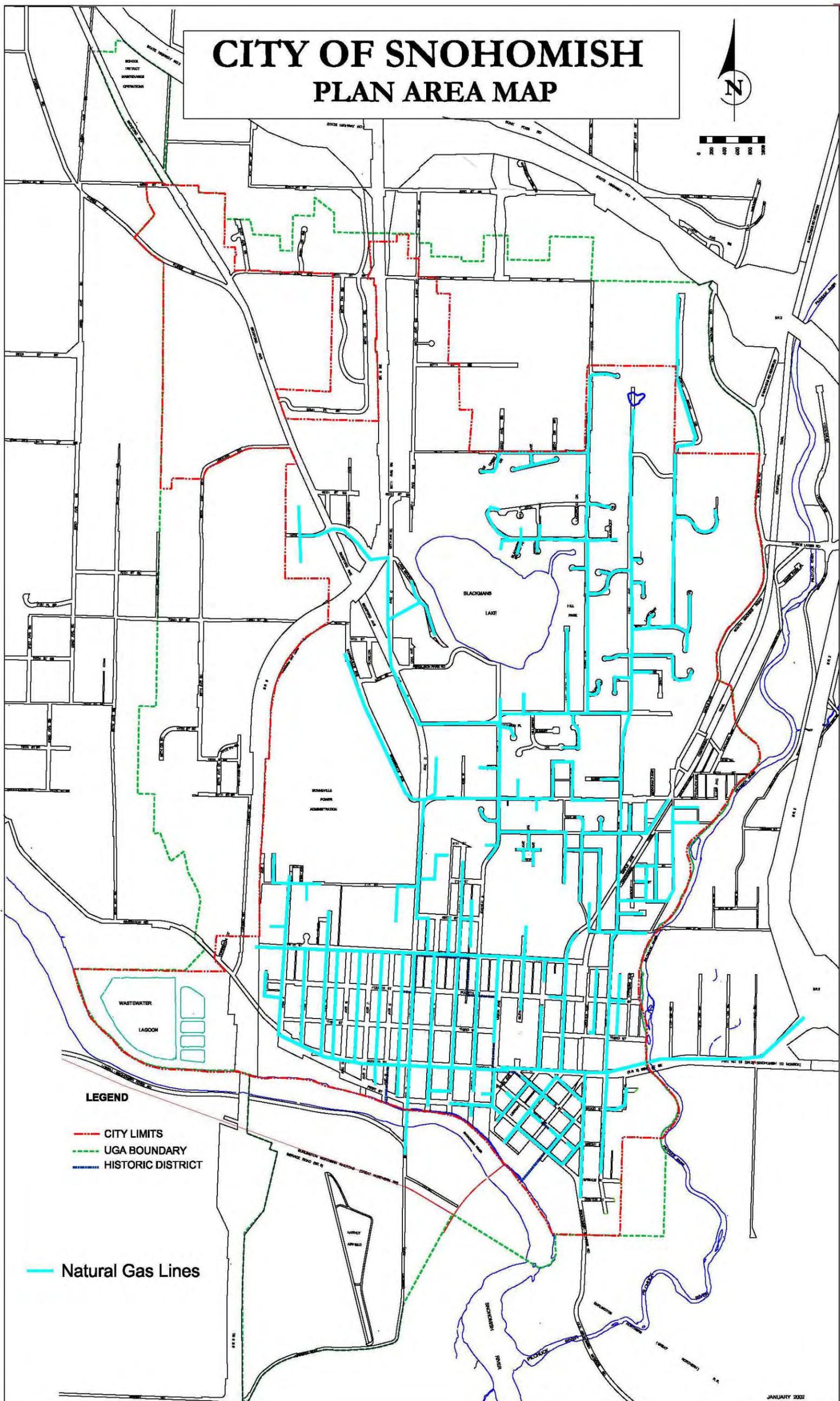
Map UT-3: Non-City Water Systems in Snohomish UGA







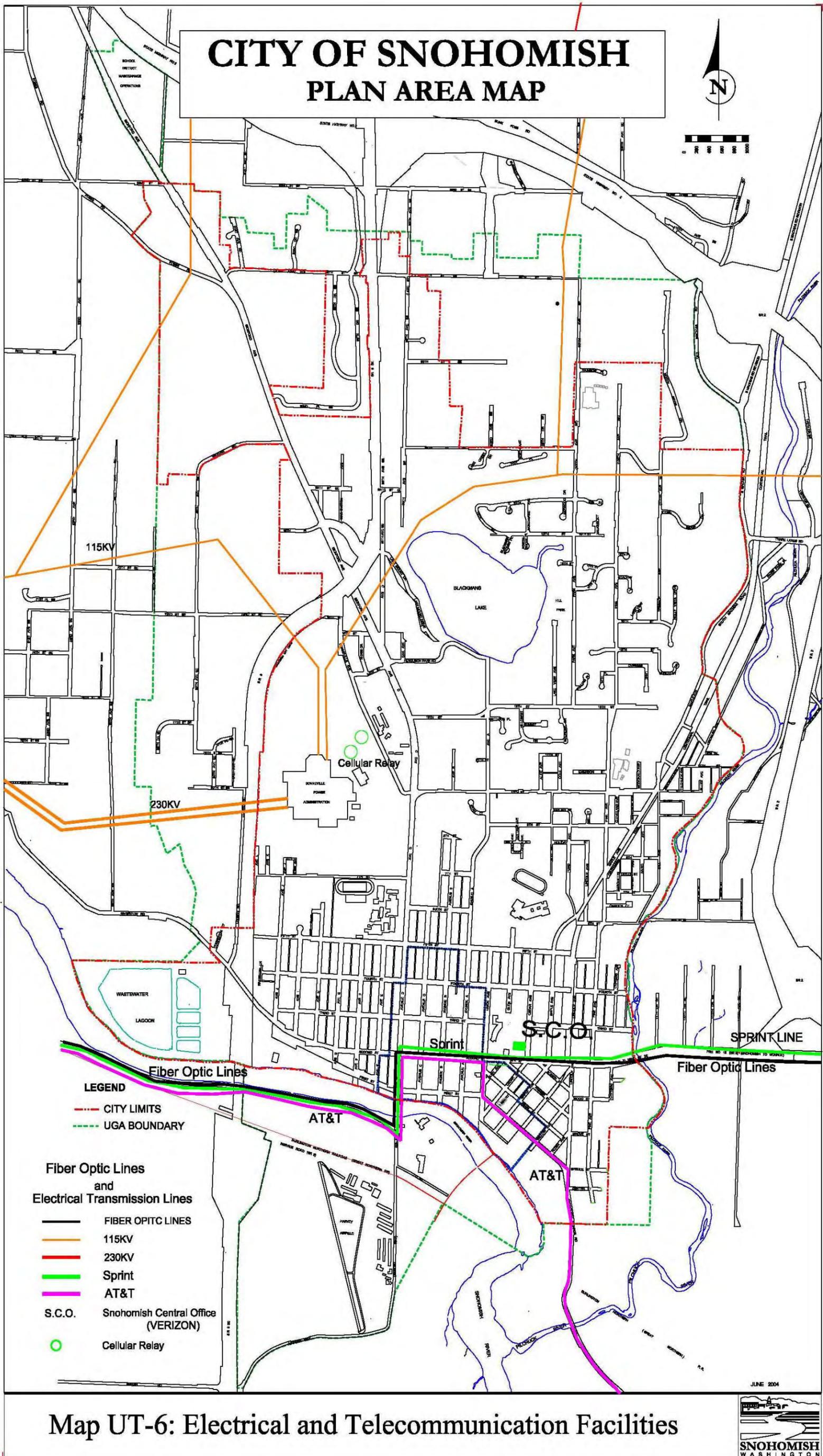




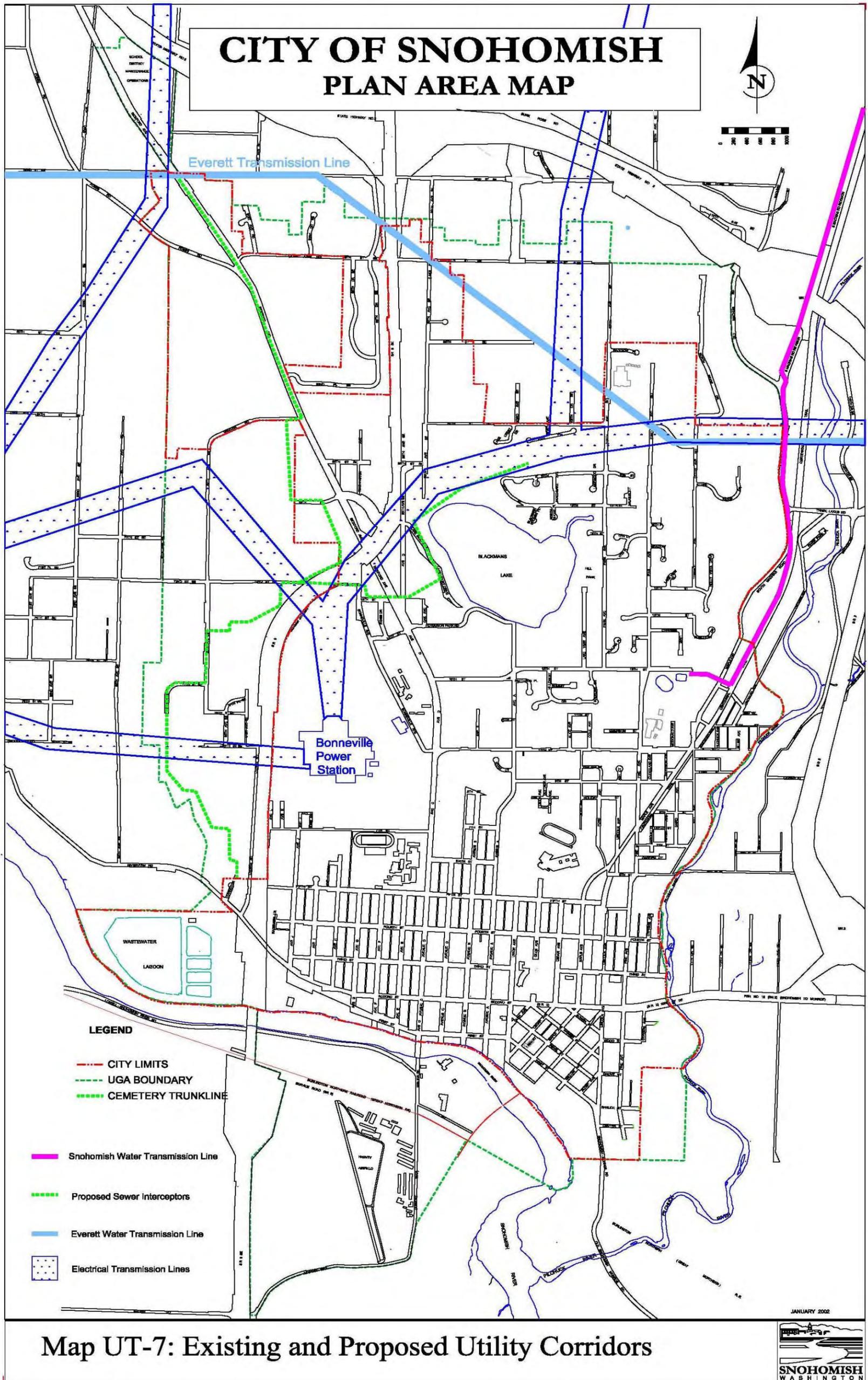
Map UT-5: Natural Gas Supply System













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## UTILITIES GOALS AND POLICIES:

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**GOAL UT 1: Maintain a standard of ensuring that an adequate amount of water at an adequate pressure is provided to meet existing and future needs, at a quality which meets federal and state laws and standards.**

**Policies:**

**UT 1.1:** Maintain a practice of the City ensuring that all new development is served with water in a system which meets City standards and is an adequate potable water supply.

**UT 1.2:** Maintain a practice of the City developing utility extension policies to guide incorporation of smaller water systems into the City's water system as such areas are annexed into the city or City water or sewer utility service is extended into their service area.

**GOAL UT 2: Maintain a standard of ensuring the maintenance of adequate water, stormwater and sewer systems that comply with federal and state requirements and with capacity to meet existing and future needs.**

**Policies:**

**UT 2.1:** Maintain a practice that the City will separate stormwater from the combined sewer system when ever feasible and cost effective.

**UT 2.2:** Maintain a practice that the City will maintain water, sewer, and stormwater system plans to guide the expansion and replacement of those systems.

**UT 2.3:** Maintain a practice that stamped reproducible, as-built drawings together with an electronic file in a format acceptable to the City for all water, sewer, and stormwater improvements shall be a requirement for all development.

**UT 2.4** Maintain a practice that the City will not allow new sources of storm water to be discharged into the sanitary sewer system except for connections to the existing combined system.

**UT 2.5** Maintain a practice that stormwater will be collected, treated, and controlled to meet DOE requirements

**UT 2.6:** Maintain a practice that the sewer system should be constructed as much as possible to not interfere with the natural drainage systems and be as ecologically and visually unobtrusive as possible.

**UT 2.7** Maintain a practice that the City will require development and construction practices that do not increase existing conditions storm water runoff.

**UT 2.8** Maintain a practice that the City will require property owners to collect, dispose and treat storm water runoff for new construction.

- UT 2.9:** Maintain a practice that the City Engineer will require where appropriate pre-treatment of wastewater to prevent special treatment problems for the treatment facility...
- UT 2.10:** Maintain a practice that the City shall protect existing streams and should restore natural streams that have been placed in pipes or ditches or otherwise degraded.
- UT 2.11:** Plan for and implement in a timely manner a system that will convey the City's wastewater to the City of Everett wastewater treatment plant for treatment and discharge in order to protect the water quality of the Snohomish River and meet future needs.
- UT 2.12:** The City should continue to evaluate cost assumptions, emerging technologies, and growth projections to insure that wastewater treatment and stormwater management costs are contained while meeting regulatory requirements, achieving the implementation of the Everett Conveyance Project, and protecting water quality and meeting future treatment capacity needs.

**GOAL UT 3: Maintain a standard of ensuring the City utilities are financially self-sufficient.**

**Policies:**

- UT 3.1:** Maintain a practice that the extension of water, sewer, and stormwater lines to serve areas annexed to the City will be the responsibility of and financed by the benefiting property owners.
- UT 3.2:** Maintain a practice that the City will be responsible for providing and financing maintenance of the water, sewer, and stormwater system. This includes the replacement of existing worn-out or substandard water and sewer lines in accordance with adopted utility plans.
- UT 3.3:** Maintain a practice that the City will establish an annual water main replacement program based upon adopted utility plans and priority of need and schedule the installation of such improvements as part of the annual budget. Priority will be given to replacement of lines with inadequate volume to provide adequate fire flow.
- UT 3.4:** Maintain a practice that water, sewer, and stormwater line replacement should be done in conjunction with the upgrading or reconstruction of existing streets.
- UT 3.5:** Maintain a practice that the City will not allow any further water hookups to the transmission line which connects the water plant located on the Pilchuck River with the City storage reservoirs located in the City limits.
- UT 3.6:** Maintain a practice that the City will establish monthly water, sewer, and stormwater rates sufficient to allow needed annual maintenance, equipment replacement, distribution/collection component replacement and installation, and major facility improvements.

- UT 3.7:** Maintain a practice that the City will actively seek available federal and state monies that can be used to assist in financing needed improvements and expansion of the City water, sewer, and stormwater systems.
- UT 3.8:** Maintain a practice that the City will establish a uniform policy for recovery of sewer, water, and stormwater line construction expenses and require new hookups to reimburse the City and/or private developer for a proportionate share of the cost of installation of the water, sewer, and stormwater lines to which the hookup is made.
- UT 3.9:** Maintain a practice that if the City requires over sizing of sewer, water, and stormwater improvements beyond the needs of the property owner doing the installation in order to allow for anticipated future needs, then the City may pay for the cost of over sizing.
- UT 3.10:** Maintain a practice that the City will annually review its fees and charges based on cost analysis for all services and improvements.

**GOAL UT 4: Maintain a standard that facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the city.**

**Policies:**

- UT 4.1:** Maintain a practice that the City shall coordinate the timing of construction to minimize disruption and reduce cost.
- UT 4.2:** Maintain a practice that the City will provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing streets.
- UT 4.3:** Maintain a practice that the City shall encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location within transportation corridors.
- UT 4.4:** Maintain a practice that the City will promote the extension of distribution lines to and within the Urban Growth Area and coordinate land use and facility planning to allow eventual siting and construction of natural gas distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.
- UT 4.5:** Maintain a practice that the city shall encourage system design practices intended to minimize the number and duration of interruptions to customer service.

**GOAL UT 5: Maintain a standard of facilitating the provision of utilities that are environmentally sensitive, safe and reliable, aesthetically compatible with the surrounding land uses, and available at reasonable economic costs.**

**Policies**

- UT 5.1:** Maintain a practice that the City will facilitate and encourage conservation of resources to delay the need for additional facilities for electrical energy and water resources and achieve improved air quality.
- UT 5.2:** Maintain a practice that the City will facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.
- UT 5.3:** Maintain a practice that the City shall achieve a reduction of electric energy in the City's own facilities by retrofitting existing City facilities to make them more energy efficient.
- UT 5.4:** Maintain a practice that the City will encourage construction methods, practices, and materials that conserve energy by enforcing the Washington State Energy Code.
- UT 5.5:** Maintain a practice that requires provision of a ten-foot underground utility easement adjacent to City rights-of-way for utilities in new development.
- UT 5.6:** Maintain a practice that the City will ensure that all maintenance, repair, installation, and replacement activities by utilities are consistent with the City's critical areas ordinances.
- UT 5.7:** Maintain a practice that the City will require under grounding of all new utilities for all new developments.
- UT 5.8:** Maintain a practice that the City will adopt programs to underground existing overhead utilities in concert with major capital improvement where feasible.

**GOAL UT 6: Maintain a standard of processing permits and approvals for utility facilities in a fair and timely manner and in accord with the development regulations which encourage predictability.**

**Policies:**

- UT 6.1:** Maintain a practice that the City will coordinate city land use planning with the utility providers' plans.
- UT 6.2:** Maintain a practice that the City will utilize maps of the existing and proposed utility facilities and corridors to determine consistency of such designations with the elements of the comprehensive plan.
- UT 6.3:** Maintain a practice that the City will participate in the County's Facility Siting Process.

**GOAL UT 7: Maintain a standard of reducing the non-recycled waste stream.**

**Policies:**

- UT 7.1:** Maintain a practice that the City will participate in a county wide waste recycling system when ever feasible and cost effective.
- UT 7.2:** Maintain a practice that the City will provide incentives to encourage recycling through its rate setting authority.

**GOAL UT 8: Maintain a standard of protecting private property structures from flooding damage.****Policies:**

- UT 8.1** Maintain a practice that public flooding conditions that directly impact private property structures, such as homes, businesses, or other occupied structure, shall be given highest priority to be corrected by the City to avoid further impacts.
- UT 8.2** Maintain a practice that all right-of-way improvements shall be designed and constructed such to avoid future flooding problems to private property.
- UT 8.3** Maintain a practice that existing localized single storm event flooding conditions of undeveloped property shall be acceptable but these conditions should not be increased by improvements within the right-of-way.
- UT 8.4** Implement a practice that requires new development to provide adequate release rate from on site drainage for peak flow periods to minimize the impacts of increases from pre-development conditions.
- UT 8.5** Maintain a practice that the City shall require all private storm systems to be maintained to their original design standards.
- UT 8.6** Maintain a practice that the City shall require private property owners to maintain natural water features from degradation from on site activities.

**GOAL UT 9: Maintain a standard of protecting and maintaining good water quality.****Policies:**

- UT 9.1** Maintain a practice that attempts to meet state Water Quality Standards in area receiving waters when ever feasible and cost effective.
- UT 9.2** Maintain a practice that all construction sites shall be required to provide adequate erosion and sedimentation controls.
- UT 9.3** Maintain a practice that new site developments shall be required to prepare and implement a site erosion and sedimentation control plan. This shall include maintenance and monitoring procedures.
- UT 9.4** Implement a practice that initiates a public education program to reduce the source of pollutants entering surface waters.

**UT 9.5:** Maintain the City’s wastewater treatment plant (or any future use of the facilities) to meet applicable water quality requirements, and implement the Everett Conveyance Project to remove the wastewater discharge into the Snohomish River from the City’s wastewater treatment plant.

**GOAL UT 10: Maintain a standard of developing a continuous and comprehensive program for managing surface water.**

**Policies:**

**UT 10.1** Maintain a practice that the City will strive to coordinate their SWM (surface water management) program with Snohomish County.

**UT 10.2** Maintain a practice that develops a long range maintenance management funding program.

**UT 10.3** Maintain a practice that the City shall adopt Level-of-Service (LOS) standards intended to insure continues maintenance of the surface water control system when ever feasible and cost effective.

# CAPITAL FACILITIES ELEMENT

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## Vision Statement

We visualize delivery of services meet approved standards.

We visualize the City maintains and improves its delivery of services, providing for growth without reducing the level of service.

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## Introduction

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This Capital Facilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the financing of capital facilities in the City of Snohomish and the adjacent Urban Growth Area. It represents the community's plan for the financing of the public facilities for the next 20 years, and includes a six-year financing plan for capital facilities from 1994 to 1999. The policies and objectives in this plan will be used to guide public decisions on the use of capital funds. They will also indirectly guide private development decisions by providing a strategy of planned public capital expenditures.

The element has also been developed in accordance with the county-wide planning policies, and has been integrated with all other planning elements to ensure consistency

throughout the comprehensive plan. This element specifically evaluates the city's fiscal capability to provide the public facilities necessary to support the other comprehensive plan elements.

The City has determined it will adopt and maintain level of service standards and ensure concurrency for transportation facilities, which are discussed in the Transportation Element of this plan. For the remaining utilities and public facilities and services the City must ensure there is adequate capacity to meet the anticipated growth and will establish standards for infrastructure and service improvements.

## Financial Resources

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This economic review also focuses attention on financial resources available to the City of Snohomish to support an economic development implementation plan. An overview evaluation of revenue trends and debt capacity of the city are

important as a starting point for this discussion and future implementation programming.

**Revenue Trends:** Governmental Operating Funds (General Tax Revenues) for the City of Snohomish have been included for the years 1993-1997. Information available from the Washington State Auditor reports that for 1997, total revenue generated from all sources was \$9.2 million, while expenditures totaled over \$9.8 million, leaving a difference of nearly \$600,000. The difference was made up from operating funds transferred from other resources. A more current summary available from the City of Snohomish reports that for 1999, revenues generated from property tax, sales tax, utility tax and other sources (including other utility tax, licenses & permits, state shared, charges for services, fines and forfeits, and other sources), totaled over \$5.3 million. Total operating expenses for 1999 were reported at just under \$5 million, leaving a difference of \$360,000.

In 1997, the largest portion of revenues was generated from charges and fees for services (39%), followed by sales and use taxes (14%) and general property taxes (13%). The largest expenditures were for utilities (28%), followed by law and justice (18%) and capital (15%).

From 1993 to 1997, total revenue, excluding revenues generated by debt proceeds, increased by approximately 35%. Revenues generated from charges and fees for services led that increase at 93%.

During the same period, expenditures also increased steadily, with an overall increase of approximately 52%, excluding capital expenses. A large portion of capital expenditures was for improvements to the city sewer infrastructure and system in the mid-1990s.

**Major Capital Facilities Considerations and Goals**

The Capital Facilities Element is the mechanism the city uses to coordinate its physical and fiscal planning. The comprehensive plan is realistic and achievable as a result of coordinating all of the comprehensive plan elements.

The Capital Facilities Element promotes efficiency by requiring the local government to prioritize capital improvements for a longer

period of time than the single budget year. Long range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another, with regard to relative urgency, economic desirability, and community benefit. In addition, the identification of adequate funding sources results in the prioritization of needs, and allows the trade offs between projects to be evaluated explicitly. The Capital Facilities Plan in the element will guide decision making to achieve the community goals as articulated in the Vision Statement.

**Capital Facilities Plans**

A Capital Facility Plan or Program (CFP) is a six-year financing plan for capital expenditures to be incurred each year. It sets forth each capital project which the jurisdiction plans to undertake and presents estimates of the resources needed to finance the project. The first year of the CFP is the basis for the annual capital budget, while years two through six provide long-term planning. A CFP is a six-year rolling plan that is revised and extended annually or in some instances, biennially. The priorities, funding strategies, and schedules contained within a CFP are typically based upon, and serve to implement, a long-range comprehensive plan or strategic plan for the agency or service.

The most-recent edition of the following Capital Facility Plans are adopted and incorporated herein by reference:

Service	Title	Date	Revision Schedule
City: All	City of Snohomish Capital Improvement Plan	2009-2014	Annual
Public Education	Snohomish School District Capital Facilities Plan	2008-2013	Biennial

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## **Definition of Capital Improvements**

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This Capital Facilities Element is concerned with needed improvements which are of relatively large scale, are generally non-recurring high cost, and may require multi-year financing. The list of improvements has been limited to major components in order to analyze development trends and impacts at a level of detail which is both manageable and reasonably accurate.

Smaller scale improvements will be addressed in the annual capital budget as operating capital outlays as they occur over time.

For the purposes of capital facility planning, capital improvements are major projects, activities, or maintenance requiring the expenditure of public funds over and above annual operating expenses. They have a life expectancy of more than 10 years and result in an addition to the City's fixed assets and/or extend the life of the existing capital infrastructure.

It does not include capital outlay items such as equipment or the city's rolling stock, nor does it include the capital expenditures of private or non-public organizations.

## **Needs Identified in Other Plan Elements**

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All public facility needs for existing and future development have been identified in the other comprehensive plan elements. These include the water system element, the sewer element, the street improvement element and the park element. The other plan elements describe the location and capacity of any facilities available through December 31, 1997, and analyze the need for increased capacity from 1998-2003. The capital improvements needed to satisfy future development are identified and listed in Table CF-1. This is a summary table of the analysis conducted in other elements.

Table CF-1 provides a list of each of the capital improvement projects. The table is divided into

General Government and Utility schedules. The year in each column indicates when the projects are planned to be completed. Capital improvement projects have been identified for transportation, parks, wastewater, potable water, stormwater drainage, community facilities improvements and sidewalks and paths. None of these facilities are expected to exceed capacity in the next six years. The City has maintained a six year Capital Facilities Plan since 1972.

Below each list of improvements is a table showing the amount of funds available from sources identified in Table CF-3. Table CF-3 shows the expected revenues and expenditures by year including the fund balances. The projected funding will finance the improvements planned in Table CF-1. Where expected funding does not materialize, either the differences will need to be made up or the schedule of improvements must be altered. In some instances private efforts may be used.

To the extent the facility plans for the public facility elements noted above and listed in the Introduction as integral elements of this Comprehensive Plan provide updated information on capital improvement projects and financing, that information is incorporated by reference into this element and its tables.

## **Prioritization of Projected Needs**

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The identified capital improvement needs listed in Table CF-1 are summaries of the capital facilities plans adopted by the City Council for each of the facilities plans.

## **Cost Estimates for Projected Needs**

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Cost estimates in this element are presented in dollars adjusted for inflation into the future and were derived from various federal and state documents, published cost estimates, records of past expenditures, and information from private contractors.

Table CF-1

**City of Snohomish  
Capital Facility Program  
FY 2000-2005**

### City Overview by Project Schedule

Project Totals By Category	Project Year						Totals
	2001	2002	2003	2004	2005	2006	
Streets	940	525	780	500	277	650	3,672
Parks	380	-	80	-	-	-	460
Community Facilities	907	-	-	-	-	-	907
Water - Distribution	455	385	495	15	615	320	2,285
Water - Treatment	195	-	-	-	-	-	195
Wastewater - Collection	1,320	2,240	710	260	50	850	5,430
Wastewater - Treatment	225	100	-	-	-	-	325
Sidewalks And Paths	2,450	255	725	220	25	25	3,700
Surface Water	275	785	1,500	85	-	1,040	3,685
<b>Total CFP Expenditures</b>	<b>7,147</b>	<b>4,290</b>	<b>4,290</b>	<b>1,080</b>	<b>967</b>	<b>2,885</b>	<b>20,659</b>
<b>Project Revenues</b>							
Other Fund Transfers	125	125	25	125	75	125	600
Grants	2,429	644	500	40	101	125	3,839
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	800	2,200	2,280	-	-	1,000	6,280
Real Estate Excise Tax	573	161	80	400	126	425	1,765
Connection Fees	785	285	635	300	380	295	2,680
Utility Rates - Replacement Portion	1,285	875	620	215	285	915	4,195
Other Funding Sources	1,150	-	150	-	-	-	1,300
<b>Total CFP Revenues</b>	<b>7,147</b>	<b>4,290</b>	<b>4,290</b>	<b>1,080</b>	<b>967</b>	<b>2,885</b>	<b>20,659</b>

## Streets

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
Asphalt Overlay Program ( <b>I-722 Add Back</b> )	100	100	-	150	-	150	500
Avenue D Signal (4th to Bonneville)	75	425	-	-	-	-	500
Avenue D & 10th Street Signal	435	-	-	-	-	-	435
Avenue D and Second Signal	330	-	-	-	-	-	330
Second Street (Avenue A - West CL)	-	-	780	-	-	-	780
Maple and Pine Intersection	-	-	-	275	-	-	275
Reconstruction of 15th and D	-	-	-	50	-	-	50
Second Street and Avenue A Signal	-	-	-	-	202	-	202
Sixth and Pine	-	-	-	25	-	-	25
Avenue D to Union	-	-	-	-	75	500	575
<b>Total CFP Expenditures</b>	<b>940</b>	<b>525</b>	<b>780</b>	<b>500</b>	<b>277</b>	<b>650</b>	<b>3,672</b>
<b>Project Revenues</b>							
Other Fund Transfers	100	100		100	50	100	450
Grants	497	264			101	125	987
LID							-
Bonds (Voted, Non, G.O., or Revenue)			780				780
Real Estate Excise Tax	178	161	-	400	126	425	1,290
Connection Fees							-
Utility Rate - Replacement Portion							-
Other Funding Sources	165	-					165
<b>Total CFP Revenues</b>	<b>940</b>	<b>525</b>	<b>780</b>	<b>500</b>	<b>277</b>	<b>650</b>	<b>3,672</b>

*Other Funding Sources -*

2001 / 2002 - \$186,000 TIB for 10th and Avenue D

\$386,000 TIB Avenue D

\$189,000 TEA21

## Parks

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
Pilchuck Park Field, Play Surface, Light	110	-	-	-	-	-	110
Snohomish Skateboard Park	215	-	-	-	-	-	215
Dog Access Areas (I-722 Add Back)	15	-	-	-	-	-	15
Ferguson Park Shelter and Storm Drainage	25						25
Site Memorial - Senior Center	15	-	-	-	-	-	15
Ferguson Park Improvements	-	-	80	-	-	-	80
<b>Total CFP Expenditures</b>	<b>380</b>	<b>-</b>	<b>80</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>460</b>
<b>Revenues</b>							
General & Street Fund Transfers	25	-	-	-	-	-	25
Grants	50	-	-	-	-	-	50
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	-	-	-	-	-	-	-
Real Estate Excise Tax	220	-	80	-	-	-	300
Connection Fees	-	-	-	-	-	-	-
Utility Rate - Replacement Portion	-	-	-	-	-	-	-
Other Funding Sources	85	-	-	-	-	-	85
<b>Total CFP Revenues</b>	<b>380</b>	<b>-</b>	<b>80</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>460</b>

*Other Funding Sources -*

2001 - \$50,000 in State Maintenance  
Grant

## Community Facilities

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
Central Feed Block	550	-	-	-	-	-	550
Visitor Information Center (I-722 Add Back)	357	-	-	-	-	-	357
<b>Total CFP Expenditures</b>	<b>907</b>	-	-	-	-	-	<b>907</b>
<b>Project Revenues</b>							
Other Fund Transfers	-	-	-	-	-	-	-
Grants	257	-	-	-	-	-	257
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	-	-	-	-	-	-	-
Real Estate Excise Tax	150	-	-	-	-	-	150
Connection Fees	-	-	-	-	-	-	-
Utility Rate - Replacement Portion	-	-	-	-	-	-	-
Other Funding Sources	500	-	-	-	-	-	500
<b>Total CFP Revenues</b>	<b>907</b>	-	-	-	-	<b>25</b>	<b>907</b>

*Other Funding Sources -*

2001 - \$400,000 Sale to Library Capital Facility Area

2001 - \$257,000 ISTEAA Grant

2001 - \$100,000 other funding sources and budget amount to be determined

## Water - Distribution

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
<b>Replacement</b>							
<i>Comprehensive Water Plan Update, Phase II</i>	200	-	-	-	-	-	200
<i>Bonneville Connection (@16th)</i>	-	210	-	-	-	-	210
Fire Hydrant Replacement Program	15	15	15	15	15	15	90
Mill Avenue	30	135	-	-	-	-	165
Sixth Street Bridge	70	-	-	-	-	-	70
Bonneville to Avenue D (@10th)	40	-	-	-	-	-	40
Inter Zone Connection	-	-	-	-	150	-	150
Lincoln Street Water	-	-	-	-	100	-	100
Transmission Line	100	-	-	-	-	-	100
2nd Street (A to J)	-	-	480	-	-	-	480
2nd Street (Pine to Maple)	-	-	-	-	100	-	100
Avenue D (@10th) 12"PRV	-	25	-	-	-	-	25
Avenue D (2nd to 5th)	-	-	-	-	250	-	250
Avenue A (2nd to 4th)	-	-	-	-	-	105	105
Avenue J (2nd to 7th)	-	-	-	-	-	200	200
<b>Total CFP Expenditures</b>	<b>455</b>	<b>385</b>	<b>495</b>	<b>15</b>	<b>615</b>	<b>320</b>	<b>2,085</b>
<b>Project Revenues</b>							
Other Fund Transfers	-	-	-	-	-	-	-
Grants	-	80	-	-	-	-	80
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	-	-	-	-	-	-	-
Real Estate Excise Tax	-	-	-	-	-	-	-
Connection Fees	240	110	185	-	380	125	1,040
Utility Rate - Replacement Portion	215	195	310	15	235	195	1,165
Other Funding Sources	-	-	-	-	-	-	-
<b>Total CFP Revenues</b>	<b>455</b>	<b>385</b>	<b>495</b>	<b>15</b>	<b>615</b>	<b>320</b>	<b>2,285</b>

2002 - CDBG Grant Mill  
Avenue

## Water - Treatment

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
PLC System Control	40	-	-	-	-	-	40
WTP Roof Replacement	35	-	-	-	-	-	35
Automatic Polymer Feed System	20	-	-	-	-	-	20
Backwash Storage Tank Resurfacing	45	-	-	-	-	-	45
Filter to Waste and Automation Impr.	55	-	-	-	-	-	55
<b>Total CFP Expenditures</b>	<b>195</b>	-	-	-	-	-	<b>195</b>
<b>Project Revenues</b>							
Other Fund Transfers							-
Grants							-
LID							-
Bonds (Voted, Non, G.O., or Revenue)							-
Real Estate Excise Tax							-
Connection Fees	85						85
Utility Rate - Replacement Portion	110	-					110
Other Funding Sources							-
<b>Total CFP Revenues</b>	<b>195</b>	-	-	-	-	-	<b>195</b>

## Wastewater - Collection

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
Pine Avenue Sewer (7th to 9th)	200	-	-	-	-	-	200
Second Street (A to WCL)	-	-	300	-	-	-	300
Ferguson Park Lift Station	50	-	-	-	-	-	50
Lincoln Avenue Pump station	-	50	-	-	-	-	50
Rainer Pump station	-	-	300	-	-	-	300
Ironworks Pump station	-	-	-	-	-	300	300
Champagne Pump station & Force Main	-	-	-	150	-	-	150
10th Street Trail (RR Grade) Line Replacement	-	-	-	110	-	-	110
Hill Park Pump Station	-	-	-	-	50	-	50
Casino Royale Surface Road	50	-	-	-	-	-	50
Mill Avenue (7th to 10th)	50	155	-	-	-	-	205
Mill Avenue (6th to 7th)	10	35	-	-	-	-	45
7th Street (Pine to Mill)	170	-	-	-	-	-	170
Cemetery Creek Interceptor	400	2,000	-	-	-	-	2,400
Seventh Street Sewer (Pine to Mill)	190	-	-	-	-	-	190
Bonneville Trail Line Upgrade	-	-	110	-	-	-	110
Avenue A (6th to RR ROW) Line Replc.	200	-	-	-	-	-	200
Avenue D (2nd to 5th) Replacement	-	-	-	-	-	175	175
Avenue A (2nd to 4th) Replacement	-	-	-	-	-	125	125
Avenue J (2nd to 7th) Replacement	-	-	-	-	-	250	250
<b>Total CFP Expenditures</b>	<b>1,320</b>	<b>2,240</b>	<b>710</b>	<b>260</b>	<b>50</b>	<b>850</b>	<b>5,430</b>
<b>Project Revenues</b>							
Other Fund Transfers	-	-	-	-	-	-	-
Grants	-	125	-	-	-	-	125
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	400	2,000	-	-	-	-	2,400
Real Estate Excise Tax	-	-	-	-	-	-	-
Connection Fees	360	-	400	130	-	150	1,040
Utility Rate - Replacement	560	115	310	130	50	700	1,865
Other Funding Sources	-	-	-	-	-	-	-
<b>Total CFP Revenues</b>	<b>1,320</b>	<b>2,240</b>	<b>710</b>	<b>260</b>	<b>50</b>	<b>850</b>	<b>5,430</b>

*Bonds (Voted, Non, G.O., or Revenue)*

2001 - Revenue bonds debt payment funded through system development fees.

2002 - CDBG Grant Mill Avenue

## Wastewater Treatment

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
CSO Facility Plan Amendment	50	-	-	-	-	-	50
WTPP Facility Upgrade Plan	-	100	-	-	-	-	100
Filter Corrections	25	-	-	-	-	-	25
Diffuser and Champ Unit	150	-	-	-	-	-	150
<b>Total CFP Expenditures</b>	<b>225</b>	<b>100</b>	-	-	-	-	<b>325</b>
<b>Project Revenues</b>							
Other Fund Transfers	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	-	-	-	-	-	-	-
Real Estate Excise Tax	-	-	-	-	-	-	-
Connection Fees	25	25	-	-	-	-	50
Utility Rate - Replacement	200	75	-	-	-	-	275
Other Funding Sources	-	-	-	-	-	-	-
<b>Total CFP Revenues</b>	<b>225</b>	<b>100</b>	-	-	-	-	<b>325</b>

## Sidewalks And Paths

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
Citywide Sidewalk Upgrade	25	25	25	25	25	25	150
Mill Avenue	25	80	-	-	-	-	105
Tenth Street Sidewalk (Avenue D to A)	-	-	-	70	-	-	70
Avenue D and 14th	-	-	-	25	-	-	25
Centennial Trail Sidewalk (2nd & Pine)	-	-	700	-	-	-	700
Avenue D 4th to Bonneville Sidewalk	-	150	-	-	-	-	150
10th Street Trail (RR Grade)	-	-	-	100	-	-	100
Railroad ROW (Estimate)	400	-	-	-	-	-	400
<b>Riverfront Development</b>							-
Rivertrail - Phase I	2,000	-	-	-	-	-	2,000
<b>Total CFP Expenditures</b>	<b>2,450</b>	<b>255</b>	<b>725</b>	<b>220</b>	<b>25</b>	<b>25</b>	<b>3,700</b>
<b>Project Revenues</b>							
Other Fund Transfers	-	25	25	25	25	25	125
Grants	1,625	75	500	40	-	-	2,240
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	400	-	-	-	-	-	400
Real Estate Excise Tax	25	-	-	-	-	-	25
Connection Fees	-	15	50	155	-	-	220
Utility Rate - Replacement Portion	-	140	-	-	-	-	140
Other Funding Sources	400	-	150	-	-	-	550
<b>Total CFP Revenues</b>	<b>2,450</b>	<b>255</b>	<b>725</b>	<b>220</b>	<b>25</b>	<b>25</b>	<b>3,700</b>

*Other Funding Sources:*

2001 - \$1,600,000 in ISTEAs and TIB Grants  
2001 - \$400,000 From Snohomish County  
2001 - \$116,000 CDBG

## Surface Water

Project Description	Project Year						Project Total
	2001	2002	2003	2004	2005	2006	
Relocate Hill Park Storm Drain Pipe	35	-	-	-	-	-	35
Blackmans Lake Outlet	-	-	-	-	-	40	40
CSO Facility Plan Amendment	50	-	-	-	-	-	50
Second Street (A to WCL) Design	-	200	1,500	-	-	-	1,700
Mill Avenue (7th to 10th)	40	160	-	-	-	-	200
Rate Study	75	-	-	-	-	-	75
Avenue D Improvements (4th and Bonn.)	75	425	-	-	-	-	500
Old Railroad Grade (Freshman Campus)	-	-	-	85	-	-	85
First Street (Ironwork Pump station)	-	-	-	-	-	1,000	1,000
Sewer Separation Engineering Specifications	-	-	-	-	-	-	-
<b>Total CFP Expenditures</b>	<b>275</b>	<b>785</b>	<b>1,500</b>	<b>85</b>	<b>-</b>	<b>1,040</b>	<b>3,685</b>
<b>Project Revenues</b>							
Other Fund Transfers	-	-	-	-	-	-	-
Grants	-	100	-	-	-	-	100
LID	-	-	-	-	-	-	-
Bonds (Voted, Non, G.O., or Revenue)	-	200	1,500	-	-	1,000	2,700
Real Estate Excise Tax	-	-	-	-	-	-	-
Connection Fees	75	135	-	15	-	20	245
Utility Rate - Replacement Portion	200	350	-	70	-	20	640
Other Funding Sources	-	-	-	-	-	-	-
<b>Total CFP Revenues</b>	<b>275</b>	<b>785</b>	<b>1,500</b>	<b>85</b>	<b>-</b>	<b>1,040</b>	<b>3,685</b>

*Other Funding Sources:*

2002 - \$100,000 CDBG

**Snohomish School District**  
**1999-2004**  
**In thousands**

Project Description	Project Year						Project
	1999	2000	2001	2002	2003	2004	Total
<i>Improvement Adding Capacity</i>							
Elementary							
Classroom Additions	-	5,000	-	-	-	-	5,000
Elementary No. 10	-	-	10,000	-	-	-	10,000
Middle School No. 3	-	-	15,000	-	-	-	15,000
Senior High							
Classroom Additions	1,900	-	-	-	-	-	1,900
Site Acquisition	-	-	2,000	-	-	-	2,000
High School No. 2	-	-	-	-	16,000	-	16,000
<b>Total CFP Expenditures</b>	<b>1,900</b>	<b>5,000</b>	<b>27,000</b>	<b>-</b>	<b>16,000</b>	<b>-</b>	<b>49,900</b>
<b>Project Revenues</b>							
Secured Bond Levy	-	-	-	-	-	-	-
Secured Other	1,900	1,100	-	-	-	-	3,000
Unsecured Future	-	3,900	27,000	-	-	16,000	46,900
<b>Total CFP Revenues</b>	<b>1,900</b>	<b>5,000</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>16,000</b>	<b>49,900</b>

## Fund Forecast

### Direct Revenue Source to Committed CFP Expenditure

Project Description	Project Year						Total
	2001	2002	2003	2004	2005	2006	
<b>Real Property Reserve Fund</b>							<b>Fund 110</b>
Beginning Fund Balance	100	18	19	20	21	22	100
Revenue	-	-	-	-	-	-	-
Interest	3	1	1	1	1	1	8
Expenditures - CFP	(85)	-	-	-	-	-	(85)
Ending Fund Balance	18	19	20	21	22	23	23
Revenue Notes - The Real Property Reserve Fund (110) receives revenues in the form of proceeds from the sale of City property. No such sales have been forecast. Recommendation for any fund balance is to reserve the fund balance as a risk supplement to unanticipated down-turns in Real Estate Excise Tax.							
<b>Police Operational Reserve Fund</b>							<b>Fund 113</b>
Beginning Fund Balance	4	4	4	4	4	4	4
Revenue	2	1	1	1	1	1	7
Interest	-	1	1	1	1	1	5
Expenditures - CFP	-	-	-	-	-	-	-
Expenditure Commitments - Non-CFP	(2)	(2)	(2)	(2)	(2)	(2)	(12)
Ending Fund Balance	4	4	4	4	4	4	16
Revenue Notes - The Drug Seizure Fund (113) receives revenues in the form of property seizure involving drug investigations. Expenditures are limited to drug related criminal justice services.							

## Fund Forecast

### Direct Revenue Source to Committed CFP Expenditure

<b>Street Improvement Equity and Transfers From General Fund</b>								<b>Fund 001</b>
Beginning Fund Balance	-	-	-	-	-	-	-	
Revenue	-	-	-	-	-	-	-	
Interest	-	-	-	-	-	-	-	
Expenditures - CFP	(290)	(125)	(25)	(125)	(75)	(125)	(765)	
Required Transfer General Fund	290	125	25	125	75	125	765	
<b>Real Estate Excise Reserve</b>								<b>Fund 317</b>
Beginning Fund Balance	380	137	241	424	310	472	380	
Revenue	300	250	258	266	274	282	1,630	
Interest	30	15	5	20	14	21	105	
Expenditures - CFP	(573)	(161)	(80)	(400)	(126)	(425)	(1,765)	
Ending Fund Balance	137	241	424	310	472	350	350	
<p>Revenue Notes - The Municipal Capital Improvement Fund (317) receives revenues in the form of two 1/4% taxes on the sale of Real Estate Excise Tax. The market for real estate can be vary dynamic, with large fluctuations based on changes in interest rate. Therefore, a small contingency reserve to address this risk is recommended.</p>								

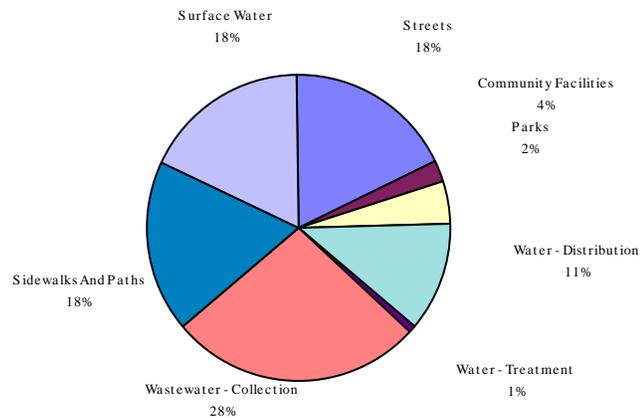
## Fund Forecast

### Direct Revenue Source to Committed CFP Expenditure

<b>Utility Connection Reserve</b>							<b>Fund 471</b>
Beginning Fund Balance	1,150	684	674	313	271	140	1,150
Revenues - Capital Facility Fees	244	244	244	244	237	231	1,444
Interest	75	31	30	14	12	-	162
Expenditures - CFP	(785)	(285)	(635)	(300)	(380)	(295)	(2,680)
Ending Fund Balance	684	674	313	271	140	76	76
<p>Revenue Notes - The Water/Sewer Cumulative Reserve - Construction (471) receives revenues in the form of Capital Facility Charge for new water and sewer accounts. Fee determination is based on expected costs to provide additional capacity. Typical uses include upgrading capacity with replacement projects and providing "upsizing" dollars to new development. NOTE - Upsizing projects (costs) are not included in the CFP, since they are developer driven.</p>							
<b>Utility System Replacement (Utility Rates)</b>							<b>Fund 473</b>
Beginning Fund Balance	1,105	506	290	319	754	1,139	1,105
Revenues - Operating Transfers	411	411	411	411	411	411	2,466
Revenues - Connection Fees	225	225	225	225	225	225	1,350
Interest	50	23	13	14	34	51	185
Expenditures - CFP	(1,285)	(875)	(620)	(215)	(285)	(915)	(4,195)
Ending Fund Balance	506	290	319	754	1,139	911	911
<p>Revenue Notes - The Utility System Replacement Fund (473) receives revenues from the replacement portion of the utility rates for water and sewer and a connection charge for new customers. Uses typically are for replacement of existing infrastructure.</p>							

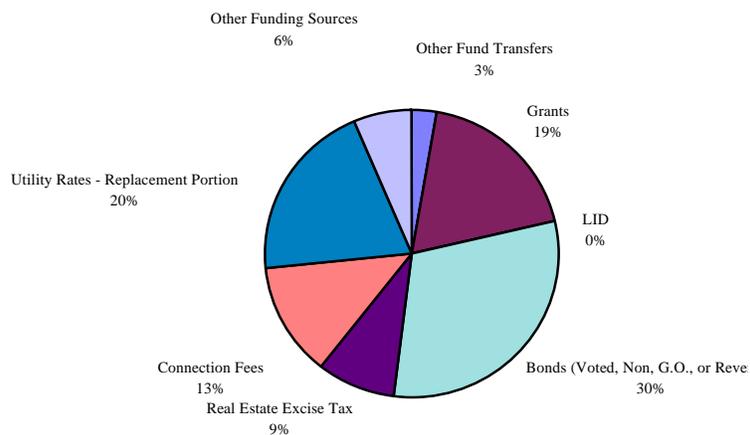
**City of Snohomish  
Worksheet – Capital Facility Projects  
FY 2001-2006**

**City of Snohomish  
CFP Expenditures by Category**



**Total Expenditures  
\$20,694,000**

**City of Snohomish  
Revenues by Source**



**Total Revenues  
\$20,694,000**

**Future Needs and Alternatives**

The Capital Facility Plan for the City of Snohomish will be developed based on the following analyses:

- Current Revenue Sources
- Financial Resources
- Capital Facilities Policies
- Method for Addressing Shortfalls

**Current Revenue Sources**

City revenue has been increasing at a slowing rate for the past five years. The largest single source of revenue for the city is the sales tax, which generally accounts for 40% of city revenue. Table CF-2 depicts the distribution of revenue sources for the city. These percentages are expected to remain constant into the future. The City policy is to promote additional commercial growth in order to increase the amount of sales tax and property tax available to help finance improvements.

**Table CF-2**

**City of Snohomish  
Source of Existing  
City Revenues**

<b><u>General Fund</u></b>		
<u>Source</u>	<u>Amount</u>	<u>Percent</u>
Sales Tax	\$1,112,760	37.16
Property Tax	633,370	21.21
Utility Tax	530,580	17.76
Grants and Excise Tax	221,090	7.40
License and Permits	141,330	4.73
Fines and Forfeitures	109,600	3.67
Arterial Gas Tax	105,310	3.53
Charges for Services	78,710	2.64
Miscellaneous	54,025	1.81
Total	\$2,986,775	100.00
<b><u>Water Fund</u></b>		
Water Billings	\$951,693	96.82
Water Connections	35,331	3.58
Total	\$987,024	100.00
<b><u>Wastewater Fund</u></b>		
Sewer Billings	\$664,194	99.16
Sewer Connections	5,625	.84
Total	\$669,819	100.00
<b><u>Real Estate Excise Tax</u></b>		
	\$160,000	

## **Financial Resources**

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To ensure that the city is using the most effective means of collecting revenue, the city inventoried the various sources of funding currently available. Financial regulations and available mechanisms are subject to change; furthermore, changing market conditions influence the city's choice of financial mechanism. The following list of sources includes all major financial resources available and is not limited to those sources which are currently in use or will be used in the six-year schedule of improvements. The list includes the following categories:

- Debt Financing
- Local Multi-Purpose Levies
- State Grants and Loans
- Federal Grants and Loans

## **Capital Facility Strategies**

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In order to realistically project available revenues and expected expenditures on capital facilities, the city must consider all current policies that influence decisions about the funding mechanisms as well as policies affecting the city's obligation for public facilities. These policies along with the goals and policies articulated in the other elements were the basis for the development of various funding scenarios. Any variations from the current policies in the development of the six-year Capital Facilities Program were incorporated into the goals and policies of the comprehensive plan elements.

## **Financing** **(method of financing, not a source of revenue)**

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**Short-Term Borrowing:** The extremely high cost of many capital improvements requires local governments to occasionally utilize short-term financing through local banks. The City Council has authorized that the City maintain a \$1,000,000 line of credit to be used for short-term borrowing for utilities and a \$500,000 line of credit for general government.

**Revenue Bonds:** Bonds financed directly by those benefiting from the capital improvement. Revenue obtained from these bonds is used to finance publicly-owned facilities, such as parking garages or electric power plants. The debt is retired using charges collected from the users of these facilities. In this respect, the capital project is self-supporting. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved without the voter referendum.

**Industrial Revenue Bonds:** Bonds issued by a local government, but actually assumed by companies or industries that use the revenue for construction of plants or facilities. The attractiveness of these bonds to industry is they carry comparatively low interest rates due to their tax-exempt status. The advantage to the jurisdiction is the private sector is responsible for retirement of the debt. The City has not levied any industrial bonds in its history.

**General Obligation Bonds:** Bonds backed by the value of the property within the jurisdiction. Voter-approved bonds increase property tax rate and dedicate the increased revenue to repay bondholders. Councilmanic bonds do not increase taxes and are repaid with general revenues. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities. These bonds should be used for projects that benefit the city as a whole. The most recent G.O. Bonds are issued to fund construction of the downtown Fire Station in corporation with Fire District #4.

## **Local Multi-Purposes Levies**

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**Ad Valorem Property Taxes:** Tax rate in mills (1/10 cent per dollar of taxable value). The maximum rate is 3.375 per \$1,000 assessed valuation. The City is prohibited from raising its levy more than 6% of the highest amount levied in the last three years, before adjustments for new construction and annexation. A temporary or permanent excess levy may be assessed with voter approval. A temporary excess levy was passed by Snohomish voters in 1988 to fund additional police services. Revenue may be used for new capital facilities, or maintenance

and operations of existing facilities. The City Council, in 1994 authorized an excess levy for maintenance of certain Police Department services which are described in the Community Facilities section of this plan.

**Business and Occupation Tax:** Tax of no more than 0.2% of gross value of business activity on the gross or net income of businesses. Assessment or increase of the tax requires voter approval. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities.

**Local Option Sales Tax:** Retail sales and use tax of up to 1%. The local governments that levy the second .5% may participate in a sales tax equalization fund. Assessment of this option tax requires voter approval. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities. The City does not levy this sales tax nor is it being considered for the future.

**Motor Vehicle Excise Tax:** Annual excise tax divided between city, county, and state. The city receives 17% of the allocation. The city is required to spend funds for police protection, fire protection, and the preservation of public health.

**Utility Tax:** Tax on the gross receipts of electric, gas, telephone, cable TV, water/sewer, and stormwater utilities. Local discretion up to 6% of gross receipts. Voter approval required for an increase above this maximum. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities. The City levies the full 6% which contributes nearly 19% of the General Fund revenues.

**Real Estate Excise Tax:** The State authorized .25% for capital facilities, and the Growth Management Act authorized another .25% for capital facilities. The City has chosen to impose the full tax available. Revenues must be used solely for finance new capital facilities, or maintenance and operations at existing facilities, as specified in the capital facilities plan. An additional option is available under RCW 82.46.070 for the acquisition and maintenance of conservation areas if approved by a majority of the voters of the county. The City currently

levies the 1/2% allowed without approval, which yielded \$160,000 in 1993.

### Single Purpose Levies

**Emergency Medical Services Tax:** Property tax levy of \$.25 for emergency medical services. Revenues may be used for new capital facilities, or maintenance and operations at existing facilities. The City levies the full \$0.25 which is passed through to the Fire District.

**Motor Vehicle Fuel Tax:** Tax paid by gasoline distributors. The city receives 11.53% of total tax receipts. State shared revenue is distributed by the Department of Licensing. Revenues must be spent for highway (city streets, county roads, and state highways) construction, maintenance, or operation; policing of local road; or related activities.

**Local Option Fuel Tax:** A countywide voter approved tax equivalent to 10% of statewide Motor Vehicle Fuel Tax and a special fuel tax of 2.3 cents per gallon. Revenue is distributed to the city on a weighed per capita basis. Revenues must be spent for highway (city streets, county roads, and state highways) construction, maintenance, or operation; policing of local roads; or highway related activities. A measure to enact the Local Option Fuel Tax was not approved by Snohomish County voters in 1994.

### Local Non-Levy Financing Mechanisms

**Reserve Funds:** Revenue that is accumulated in advance and earmarked for capital improvements. Sources of funds can be surplus revenues, funds in depreciation reserves, or funds resulting from sale of capital assets. The City has established reserved funds for paving, streets, the library and natural wastewater utilities.

**Fines, Forfeitures, and Charges for Services:** This includes various administrative fees and user charges for services and facilities operated by the jurisdiction. Examples are franchise fees, sales of public documents, property appraisal fees, fines, forfeitures, licenses, permits, income received as interest from various funds, sale of public property, rental income, and all private

contributions to the jurisdiction. Revenue from these sources may be restricted in use.

**User Fees, Program Fees and Tipping Fees:**

Fees or charges for solid waste disposal facilities, sewer services, water services, and surface water drainage facilities. Fee may be based on measure of usage, a flat rate, or design features. Revenues may be used for new capital facilities, or maintenance and operations at existing facilities.

**Street Utility Charge:** Fee up to 50% of actual costs of street construction, maintenance, and operations charged to businesses and households. The tax requires local referendum. The fee charged to businesses is based on the number of employees and cannot exceed \$2.00 per employee per month. Owners or occupants of residential property are charged a fee per household that cannot exceed \$2.00 per month. Both businesses and households must be charged. Revenue may be used for activities such as street lighting, traffic control devices, sidewalks, curbs, gutters, parking facilities, and drainage facilities. The City does not now utilize this change, however, it is being considered.

**Special Assessment District:** District created to service entities completely or partially outside of the jurisdiction. Special assessments are levied against those who directly benefit from the new service or facility. The districts include Local Improvement Districts, Road Improvement Districts, Utility Improvement Districts, and the collection of development fees. Funds must be used solely to finance the purpose for which the special assessment district was created.

The City requires property owners covenant not to protest the formation of a Local Improvement District for street and City utilities improvements as a condition of development permits where appropriate. This is one of the primary strategies for making improvements for growth.

**Special Purpose District:** District created to provide a specified service. Often the district will encompass more than one jurisdiction.

Included are districts for fire facilities, hospitals, libraries, metropolitan parks, airports, ferries, parks and recreation facilities, cultural arts/stadiums and convention centers, sewers, water flood controls, irrigation, and cemeteries.

Voter approval is required for airport, parks and recreation, and cultural arts/stadium and convention districts. The district has authority to impose levies or charges. Funds must be used solely to finance the purpose for which the special purpose district was created. The City is in the Valley General Hospital District and has a contract with Fire District #4 for Fire and Emergency Services. Certain City properties are included in local flood control districts.

The City and County residents have discussed the formation of a Park District. However, to date, this effort has not gone beyond the discussion stage.

**Lease Agreements:** Agreements allowing the procurement of a capital facility through lease payments to the owner of the facility. Several lease packaging methods can be used. Under the lease-purchase method, the capital facility is built by the private sector and leased back to the local government. At the end of the lease, the facility may be turned over to the municipality without any future payment. At that point, the lease payments will have paid the construction cost plus interest.

**Privatization:** Privatization is generally defined as the provision of a public service by the private sector. Many arrangements are possible under this method ranging from a totally private venture to systems of public/private arrangements, including industrial revenue bonds. The City contracts solid waste collection and recycling to private contractors.

### **State Grants and Loans**

**Community Development Block Grant:** Grant funds available for public facilities, economic development, housing and infrastructure projects which benefit low-and moderate-income households. Grants are distributed by the Department of Community Development primarily to applicants who

indicate prior commitment to project. Revenue is restricted in type of project and may not be used for maintenance and operations. The City most recently used a Block Grant to make one of its parks handicapped accessible.

**Community Economic Revitalization Board:**

Low interest loans (rate fluctuates with state bond rate) and occasional grants to finance infrastructure projects for a specific private sector development. Funding is available only for projects which will result in specific private developments or expansions in manufacturing and businesses that support the trading of goods and services outside of the state's borders. Projects must create or retain jobs. Funds are distributed by the Department of Trade and Economic Development primarily to applicants who indicate prior commitment to project. Revenue restricted in type of project and may not be used for maintenance and operations.

**Historic Preservation Grants:** On an annual basis, the Office of Archaeology and Historic Preservation (OAHP) makes available grants to local historic preservation programs for four purposes: (1) historic preservation planning; (2) cultural resource survey and inventory; (3) nomination of properties to the National Register of Historic Places; and (4) public education and awareness efforts. To be eligible for grants, communities must be a Certified Local Government (CLG) as approved by OAHP. In addition, when funds are available, OAHP awards grants for acquisition or rehabilitation of National Register listed for eligible properties. Grant awards are predicated on the availability of funds and require a match.

**Public Works Trust Fund:** Low interest loans to finance capital facility construction, public works emergency planning, and capital improvement planning. To apply for the loans, the city must have a capital facilities plan in place and must be levying the original 1/4% real estate excise tax. Funds are distributed by the Department of Community Development. Loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues. Public works emergency planning loans are at 5% interest rate, and capital improvement planning loans are no interest loans, with a 25% match. Revenue

may be used to finance new capital facilities, or maintenance and operations at existing facilities.

The City has used trust fund loans extensively to bring portions of the water distribution system up to current standards and to construct the water storage tank for the middle zone water service area.

**State Parks and Recreation Commission**

**Grants:** Grants for parks capital facilities acquisition and construction. They are distributed by the Parks and Recreation Commission to applicants with a 50% match requirement.

**Urban Arterial Trust Account (UATA):**

Revenue available for projects to alleviate and prevent traffic congestion. Entitlement funds are distributed by the State Transportation Improvement Board subject to UATA guidelines and with a 20% local matching requirement. Revenue may be used for capital facility projects to alleviate roads that are structurally deficient, congested with traffic, or have accident problems.

**Intermodal Surface Transportation**

**Efficiency Act (ISTEA):** ISTEA provides grants to public agencies for historic preservation, recreation, beautification, and environmental protection projects related to transportation facilities. These enhancement grants are administered by the state Department of transportation and regional transportation planning organizations (RTPOs).

**Transportation Improvement Account:**

Revenue available for projects to alleviate and prevent traffic congestion caused by economic development or growth. Entitlement funds are distributed by the State transportation Improvement Board with a 20% local match requirement. Revenue may be used for capital facility projects that are multi-modal and involve more than one agency.

**Centennial Clean Water Fund:** Grants and loans for the design, acquisition, construction, and improvement of Water Pollution Control Facilities, and related activities to meet state and federal water pollution control requirements. Grants and loans distributed by the Department

of Ecology with a 50% - 25% matching share. Use of funds is limited to planning, design and construction of Water Pollution Control Facilities, stormwater management, ground water protection, and related projects. The City waste water utility has secured a major portion of the funding for the sewer treatment plant upgrade from this fund.

**Water Pollution Control State Revolving Fund:** Low interest loans and loan guarantees for water pollution control projects. Loans are distributed by the Department of Ecology. The applicant must show water quality need, have a facility plan for treatment works, and show a dedicated source of funding for repayment.

### **Federal Grants and Loans**

**Federal Aid Urban System:** Revenue available for construction and reconstruction improvements to arterial and collector roads that are planned for by an MPO and the Federal Highway Administration. Funds may also be used for non-highway public mass transit projects. Funds are distributed by Washington State Department of Transportation with a 16.87% local match requirement.

**Federal Aid Safety Programs:** Revenue available for improvements at specific locations which constitute a danger to vehicles or pedestrians as shown by frequency of accidents. Funds are distributed by Washington State Department of Transportation from a statewide priority formulae and with a 10% local match requirement.

**Federal Aid Emergency Relief:** Revenue available for restoration of roads and bridges on the federal aid system which are damaged by extraordinary natural disasters or catastrophic failures. Local agency declares an emergency and notifies the Washington State Department of Transportation; upon approval entitlement funds are available with a 16.87% local matching requirement.

**Farmers Home Administration Water Project Support:** Funding through grants, loans, and loan guarantees for water projects serving rural residents. Funds must be used for capital

facilities construction and related costs or projects which serve rural residents in cities of less than 10,000 people. Funds are distributed by the Federal Farmers Home Administration with a 45% to 25% local matching requirement.

The City has applied for a \$1,000,000 loan from FMHA to be used for its sewer plant upgrade.

**Department of Health Water Systems Support:** Grants for upgrading existing water systems, ensuring effective management, and achieving maximum conservation of safe drinking water. Grants are distributed by the State Department of Health through intergovernmental review and with a 60% local match requirement.

### **Mechanisms to Provide Capital Facilities**

**Increase Local Government Appropriations:** The City is currently levying all taxes within its power at the maximum rate except for business and occupation tax which has not been levied.

**Use of Uncommitted Resources:** The city has developed and adopted its Six-Year Schedule of Improvements with committed financial resources.

**Analysis of Debt Capacity:** Generally, Washington State law permits a city to issue general obligation bonded debt equal to 1.75% of its property valuation without voter approval. By a 60% majority vote of its citizens, a city may assume an additional general obligation bonded debt of .75%, bringing the total for general purposes up to 2.5% of the value of taxable property. The value of taxable property is defined by law as being equal to 100% of the value of assessed valuation.

For the purpose of supplying municipally-owned electric, water or sewer service and with voter approval, a city may incur additional general obligation bonded debt equal to 2.5% of the value of taxable property. With voter approval, cities may also incur an additional general obligation bonded debt equal to 2.5% of the value of taxable property for parks and open space. Thus, under state law, the maximum general obligation bonded debt which a city may

incur cannot exceed 7.5% of the assessed property valuation.

Municipal revenue bonds are not subject to a limitation on the maximum amount of debt which can be incurred. These bonds have no effect on the city's tax revenues because they are repaid from revenues derived from the sale of services. The Farm Home Administration does impose a limitation on the revenue to debt ratio in the terms of its loan agreement of 1.4.

The City of Snohomish has used general obligation bonds very infrequently for General Fund Purposes. Therefore, under state debt limitations, it has ample debt capacity to issue bonds for new capital improvement projects. The city currently has policies in place regarding the acceptable level of debt and how that debt will be measured. When the city is prepared to use debt financing more extensively, it will rely on these policies, the proposed method of repayment, and the market conditions at that time to determine the appropriateness of issuing bonds.

**User Charges and Connection Fees:** User charges are designed to recoup the costs of public facilities or services by charging those who benefit from such services. As a tool for affecting the pace and pattern of development, user fees may be designed to vary for the quantity and location of the service provided. Thus, charges could be greater for providing services further distances from urban areas.

The City has substantially increased its water and service billing rates and connection charges in order to fund improvements necessary to both expand the water and sewer system and to bring these systems into conformance with required standards.

**Mandatory Dedications or Fees in Lieu of:**

The jurisdiction may require, as a condition of plat approval, that subdivision developers dedicate a certain portion of the land in the development to be used for public purposes, such as roads, parks, or schools. Dedication may be made to the local government or to a private group. When a subdivision is too small or because of topographical conditions, a land dedication cannot reasonably be required, the

jurisdiction may require the developer to pay an equivalent fee in lieu of dedication. The provision of public services through subdivision dedications not only makes it more feasible to serve the subdivision, but may make it more feasible to provide public facilities and services to adjacent areas. This tool may be used to direct growth into certain areas.

The City currently requires land dedication for street right-of-way and utilities improvements. Dedication for park development is under study.

**Negotiated Agreement:** An agreement whereby a developer studies the impact of development and proposes mitigation for the City's approval. These agreements rely on the expertise of the developer to assess the impacts and costs of development. Such agreements are enforceable by the jurisdiction. The negotiated agreement will require lower administrative and enforcement costs than impact fees.

**Impact Fees:** Impact fees may be used to affect the location and timing of infill development. Infill development usually occurs in areas with excess capacity of capital facilities. If the local government chooses not to recoup the costs of capital facilities in underutilized service areas, infill development may be encouraged by the absence of impact fees on development(s) proposed within such service areas.

Impact fees may be particularly useful for a small community that is facing rapid growth and with new residents desiring a higher level of service than the community has traditionally been satisfied with.

Since the City is currently experiences primarily infill, impact fees would produce little revenue and are not appropriate at this time.

**Property Owner/Developer Financed Improvements:** For many developments, the owner is obligated to extend utilities and construct infrastructures in order to build to higher densities. Typically, water and sewer main extension and street construction to City standards would be a requirement of development where such improvements do not exist or are substandard.

Typically, the City will pay for oversizing utilities beyond the requirements of a specific development where the system plan has indicated such oversizing should occur.

An example of such property owner-financed improvement is the Cemetery Creek sewer interceptor which will connect the area along Bickford Avenue and south of Blackmans Lake with the City sewer treatment plant. The construction of this interceptor must be financed by property owners through a Local Improvement District or be developer-financed.

### **Private Efforts**

Many community facility improvements have been made by efforts of private groups, such as the food bank and senior center. Many park improvements, including a substantial upgrade of Averill Field, have also been made by private citizens and groups in partnership with the city.

### **Obligation to Provide Capital Facilities**

**Coordination with Other Public Service Providers:** Local goals and policies as described in the other comprehensive plan elements are used to guide the location and timing of development. However, many local decisions are influenced by state agencies, special management districts, and utilities that provide public facilities within the City of Snohomish. The planned capacity of public facilities operated by other jurisdictions must be considered when making development decisions. Coordination with other entities is essential not only for the location and timing of public services, but also in the financing of such services. The City's plan for working with the natural gas, electric, and telecommunication providers is detailed in the Utilities Element. This plan includes policies for sharing information and a procedure for negotiating agreements for provision of new services in a timely manner.

Other public service providers, such as school districts and private water providers are not addressed in the Utilities Element. However, the city's policy is to exchange information with these entities and provide them with the

assistance they need to ensure that public services are available and that the quality of the service is maintained.

**Level of Service Standards:** Level of service standards are an indicator of the extent or quality of service provided by a facility that are related to the operational characteristics of the facility. They are a summary of existing or desired public service conditions.

Level of service standards will influence the timing and location of development. In addition, to avoid overextending public facilities, the provision of public services may be phased over time to ensure that new development and projected public revenues keep pace with public planning. The city has adopted a level of service standards for transportation services only.

City analysis of its transportation network does not show any capacity constraints for its streets in the next twenty years. The analysis does show there are areas where streets do not meet construction standards. The City has also adopted standards of construction for its water and wastewater utility improvements.

The capacity constraint in the sewer treatment plant will be eliminated when the upgrade is completed. Treatment standards for water and sewer are imposed by state and federal agencies. Deficiencies are most likely to occur because of existing infrastructure not meeting system construction standards, not because of growth.

**Urban Growth Area Boundaries:** The location of the boundary was based on the following: environmental constraints, the concentrations of existing development, the existing infrastructure and services, and the location of prime agricultural lands. New and existing development requiring urban services will be located in the Urban Growth Area. Central sewer and water, drainage facilities, utilities, telecommunication lines, and local roads will be extended to development in these areas. The city is committed to serving development within this boundary.

### **Methods for Addressing Shortfalls**

The City has clearly identified the options available for addressing shortfalls and how these options will be exercised. The city evaluates capital facility projects on an individual basis, rather than a system-wide basis. This method involves lower administrative costs and can be employed in a timely manner. However, this method will not maximize the capital available for the system as a whole. In deciding how to address a particular shortfall, the city will balance the equity and efficiency considerations associated with each of these options. When evaluation of a particular project identifies a shortfall, the following options are available:

- Increase Revenue
- Decrease Level of Service Standards
- Decrease the Cost of the Facility
- Decrease the Demand for the Public Service or Facility

### **Six Year Capital Facilities Plan**

**Financial Assumptions:** The following assumptions about future operating conditions in the local government and market conditions were used in the development of the six-year Capital Facilities Program:

- The City will maintain its current fund accounting system to handle its financial affairs.
- The cost of running the local government will continue to increase due to inflation and other factors.
- New revenue sources, including new taxes, are necessary to maintain and improve city services and facilities.
- Significant capital investment is needed to maintain, repair, and rehabilitate the city's aging infrastructure and to accommodate future growth.
- Public investment in capital facilities is the primary tool of local government to support and encourage economic growth.

- A consistent and reliable revenue source to fund necessary capital expenditures is desirable.
- A comprehensive approach to review, consider, and evaluate capital funding requests will aid decision makers and the citizenry in understanding the capital needs of the city.
- In accordance with the existing accounting system, financial transactions are recorded in individual "fund" accounts. Capital improvements will be financed through the following funds:
  - Water/Sewer Construction Reserve
  - General Fund
  - Debt Service Fund - projects funded by bonds.
  - Water/Sewer System Replacement Fund.
  - Municipal Capital Improvement Fund
  - Real Property Reserve
  - Police Criminal Justice Fund
  - Park Reserve Fund
  - LID Fund
  - Street Improvement Fund

### **Projected Revenues**

**Projected Tax Base.** The jurisdiction's tax base is projected to increase at a 6% annual rate of growth for the adjusted taxable value of property (including new construction). The jurisdiction's assessment ratio is projected to remain stable at 100%. This is important to the overall fiscal health of the city, however, capital improvements are funded primarily through non-tax resources.

### **Revenue by Fund**

**General Fund:** This is the basic operating fund for the city. Historically, a number of capital improvements have been financed through this fund. Ad valorem tax yields were projected using the current tax rate and the projected 10% annual rate of growth for the adjusted taxable value of property.

This fund also finances the operations of the City so any amount for capital improvements can be very small. Because of the cyclical nature of the economy, some years see more funds available for capital projects from this fund than others. Those years which are lean may mean that the capital improvement schedule will have to be adjusted.

**Debt Service Fund:** These revenues are committed to annual debt service. The revenues in this fund represent continued capture of a dedicated portion of the ad valorem revenues necessary to meet annual debt service obligations on outstanding general obligation bonds.

**Street Improvement Fund:** Expenditures from this account include direct outlays for street improvement projects. The revenues in this fund represent receipts from state and local gas taxes. The projected estimates are based on state projections for gasoline consumption, current state gas tax revenue sharing methodologies, and continued utilization of local option gas taxes at current levels. This fund also includes state and federal grant monies dedicated to transportation improvements such as ISTEA and TIB.

**Water/Sewer Utility Fund:** The revenue in their funds is used for the annual operating expenditures for services that are operated and financed similar to private business enterprises. The projected revenues depend upon income from user charges. See Table CF-2.

**Water/Sewer Construction Reserve:** The revenue in this fund is used for major capital improvements of the water/sewer utility. Revenue sources are connection fees, state and federal grants. These are also used for system replacement. The City uses this fund to match with developers to leverage system upgrades in coordination with constructing required off-site improvements.

**Police Criminal Justice Funding:** State funding available to local governments limited to finding criminal justice purposes, including enforcement and administration. Funds may be used for capital expenditures so long as the

expenditure is for criminal justice purposes and is reasonable.

**Real Property Reserve:** Revenues to this fund are provided by the sale of City owned real property and buildings. Expenditures are limited to the acquisition and related costs of acquiring land or buildings.

**Water/Sewer System Replacement Fund:** This fund is used to pay for replacement or major repair to system components of the water/sewer utility. Revenues are derived from transfers in from the water/sewer operating funds which are supported by rates. These funds are placed in Fund 473, the sewer and water replacement fund.

**Municipal Capital Improvement Fund:** Revenues of this fund are derived from both portions of the 1/4% Real Estate Excise Tax. Expenditures must be solely for financing capital projects specified in the capital improvement plan.

**Park Reserve Fund:** Revenue sources include grants, transfer from the General Fund and private contributions. Expenditures are limited to improvements to the City's Parks.

**LID Fund:** The LID fund pays for the debt service on capital projects funded by bonds. Capital expenditures for projects figured by LID bonds would be accounted for in a capital projects fund.

### Expected Revenue

Table CF-3 indicates the expected revenue available to the City to finance capital improvements for the years 1994-1999. Revenue amounts projected are based on past trends and projected revenue sources. These amounts are represented in 1992 dollars.

This table shows each major fund, its beginning fund balance in each year, expenditures based on the Capital Improvement schedule, and ending fund balance which becomes the beginning fund balance in the following year. As discussed above, the funding available in each year is

adequate to finance the scheduled capital improvements in Table CF-2.

### **Projected Expenditures**

For the purpose of this fiscal assessment, projected capital expenditures have been aggregated to include:

- The direct cost of scheduled capital improvement projects presently underway;
- Capital improvement debt service expenditures for outstanding and planned bond issues; and
- The direct cost of capital improvements.

### **Operating and Maintenance Costs**

In addition to the direct costs of providing new capital facilities, the City will also incur increases in annual operating and maintenance costs. These are the recurring expenses associated with routine operation of capital facilities. The anticipated increase in annual operating and maintenance costs associated with the new capital improvements and operation

costs will initiate in the year of completion of the capital improvement.

Not all of the needed capital improvements will result in increased operational costs. Traffic circulation and housing projects, for example, involve improvements to existing facilities which are already included in the maintenance program, and no significant increase in costs is anticipated for operation or maintenance of such improvements. The most significant increases in operational costs are associated with expansion of facilities which require maintenance of mechanical fixtures, personnel costs, and utility costs, such as the wastewater treatment plant upgrade.

Currently, total General Fund revenues and total operating costs financed from the General Fund are anticipated to rise proportionately, ensuring the City will have enough revenue to cover these expenses. However, it is important to evaluate the cost-effectiveness of operating future capital projects.

The plan contained in this element represents a realistic projection of the City's funding capabilities, and ensures that public services will be maintained at acceptable levels of service.

Table CF-3

\* Revenue Projections Affecting Capital Improvements (\$'s in 000's)

Funds	1994	1995	1996	1997	1998	1999
<b>General Government</b>						
Fund 311 St. Imprvt.						
Beg Fund Bal	185.6	94.2	154.1	247.6	303.7	83.7
Revenue	588.7	329.9	248.5	368.1	286.0	675.0
Expenditures	-680.1	-270.0	-155.0	-312.0	506.0	-718.0
End Fund Bal	94.2	154.1	247.6	303.7	83.7	40.7
Fund 120 Police Crim. Justice						
Beg Fund Bal	41.8	12.3	12.3	14.3	19.3	24.3
Revenue	78.4	32.0	32.0	35.0	35.0	40.0
Expenditures	-107.9	-32.0	-30.0	-30.0	-30.0	-30.0
End Fund Bal	12.3	12.3	14.3	19.3	24.3	34.3
Fund 317 Munic Capital Imprvt Real Estate Excise Tax						
Beg Fund Bal	322.5	533.2	570.2	632.2	697.2	810.2
Revenue	210.7	120.0	125.0	100.0	125.0	150.0
Expenditures	0.0	-83.0	-63.0	-35.0	-12.0	-140.0
End Fund Bal	533.2	570.2	632.2	697.2	810.2	820.2
<b>Utilities</b>						
Fund 471 Water/Sewer Construction Reserve						
Beg Fund Bal	303.9	401.0	499.0	522.1	633.0	810.4
Revenue	210.7	239.0	137.1	156.9	177.4	149.8
Expenditures	-382.0	-141.0	-114.0	-16.0	-30.0	0.0
End Fund Bal	401.0	499.0	522.1	633.0	810.4	960.2
Fund 473 Water/Sewer Rplct						
Beg Fund Bal	210.7	68.7	141.7	163.7	207.7	313.7
Revenue	109.0	250.0	305.0	208.0	282.0	330.0
Expenditures	-251.0	-177.0	-283.0	-164.0	-176.0	-306.0
End Fund Bal	68.7	141.7	163.7	207.7	313.7	337.7
Fund 433 Wastewater/CSO						
Beg Fund Bal	11.6	-733.7				
Revenue	4,493.4	7,513.7				
Expenditures	-5,238.7	-6,780.0				
End Fund Bal	-733.7	0.0				
Fund 432 Wastewater/CSO						
Beg Fund Bal		0.0	0.0			
Revenue		119.0	1,309.0			
Expenditures		-119.0	-1,309.0			
End Fund Bal		0.0	0.0			

Source: City of Snohomish Finance Department

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# CAPITAL FACILITIES GOALS AND POLICIES:

(This section to be updated in 2005)

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**GOAL CF 1:** The City of Snohomish shall provide needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.

**Policies:**

- CF 1.1:** Capital improvement projects identified for implementation in the other elements of this plan and determined to be of \$15,000 or more and a useful life of three or more years shall be included in the Six-Year Schedule of Capital Facilities Projects of this element. Future development shall bear a fair share of facility improvement cost necessitated by the development in order to achieve and maintain adopted Level of Service standards and measurable objective standards.
- CF 1.2:** Proposed capital improvement projects shall be evaluated and prioritized using all the following criteria:
- a. whether the project is needed to correct existing deficiencies, replace needed facilities, or to provide facilities need for future growth;
  - b. elimination of public hazards;
  - c. elimination of capacity deficits;
  - d. financial feasibility;
  - e. site needs based on projected growth patterns;
  - f. new development and redevelopment;
  - g. plans of state agencies;
  - h. local budget impact;
  - i. location and effect upon natural and cultural resources.
- CF 1.3:** City sewer and water connection fee revenues shall be allocated primarily for capital improvements related to capacity and upgrade of facilities to meet standards and eliminate current deficiencies.
- CF 1.4:** The City shall verify that transportation improvements are sufficient to address the fair share of transportation improvement needs created by new development.
- CF 1.5:** Appropriate funding mechanisms for development's contribution of a fair share of public facility improvements will be considered for implementation as they are developed by the City.
- CF 1.6:** The City shall continue to adopt an annual capital budget and a six-year Capital Facilities Program as part of its budgeting process.
- CF 1.7:** Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.
- CF 1.8:** Fiscal policies to direct expenditures for capital improvements will be consistent with other comprehensive plan elements.

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**GOAL CF 2: The City shall ensure that surface water system capacity is available for any new development and that a plan is in place to remedy known deficiencies.**

**Policies:**

- CF 2.1:** Water or sewer service to City standards must be in place at the time of land subdivision or development or have the necessary improvements scheduled in the adopted CIP. If pressure, fire flow or storage do not meet City standards, or the CIP does not include the necessary requirements, then no building permits will be issued.
- CF 2.2:** A developer is responsible for providing only that level of service which adequately serves his site. If the City requires a higher level of service for benefit to the system, the developer may request to be reimbursed for the difference between the site development requirements and the system requirements. Any requests for reimbursement shall be provided for in writing approved in advance by the City Council.
- CF 2.3:** The City shall enforce water and sewer standards based on policies contained in the water and sewer elements of this plan which shall govern the improvements required to serve with development.
- CF 2.4:** Off site improvements to manage storm water, to comply with standards adopted by the City, must be in place or performed in conjunction with any development.
- CF 2.5:** The City will enforce standards based on policies contained in the City's wastewater element which shall govern the improvements required to manage stormwater run off from new development.
- CF 2.6:** The City will enforce standards for street improvements based on the street hierarchy in the transportation element.
- CF 2.7:** The standards shall include measures of levels of service (LOS) based on trip generation and the street standards which may not be exceeded.
- CF 2.8:** If a development will cause a street to fall below the minimum level of acceptable service, then that development will not be allowed to proceed until the improvements are made to the street which ensures that acceptable levels of service are maintained when the development impacts occur.
- CF 2.9:** Sidewalks, curbs and gutters, and street surface will be required on that half of the street adjacent to the development as a condition of construction, including new single-family residential development, where these improvements do not now exist, or are deteriorated, unless the proper grade and alignment are not set in which the property owner must promise not to protest in future LID for such improvements.
- CF 2.10:** Improvements required to be made to the street will be based on the classification of the street, not the scale of development. Single family homes built in apartment or commercially zoned or planned areas must make the same improvement as would be required of an apartment or commercial development.

- CF 2.11:** The City will identify those streets which do not meet City standards for the classification of street and detail the improvements necessary to bring these streets up to the standards adopted as part of the Public Works Design and construction standards.
- CF 2.12:** On those streets where capacity deficiencies are current deficiencies and not a result of new development, the City should pay a share of upgrading the street to remedy that deficiency. If City funds are not available for paying a share, the City will aid in the formation of a Local Improvement District (LID) to make those improvements or the improvements may be made at the expense of the developer. In any event, the development will not be allowed until the deficiencies are corrected whether or not the City is able to pay its share.
- CF 2.13:** If street improvements necessary for development are required on a street which also has other utilities which are funded and scheduled for replacement within a year, the City can, at its own discretion, collect funds in the amount of the street improvement as estimated by the City Engineer to be used to improve the street at any time the utility is replaced. The improvements will be made within a year.
- CF 2.14:** A change in use in an existing structure which would cause a street to fall below the minimum level of service cannot occur until the required improvements are made to the street.
- CF 2.15:** The City, where practicable, will require the dedication of property for right-of-way necessary to meet City standards for right-of-way width based on the classification of the adjacent street.
- CF 2.16:** Park improvements will be required only in the form of neighborhood play lots where deficiencies can be shown. Where play lots are not constructed as part of the development, either cash or dedication of property may be required to meet the concurrence at the discretion of the City.

**GOAL CF 3: Coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted Level of Service Standards, measurable objectives, and provide existing and future facility needs.**

**Policies:**

- CF 3.1:** The City will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in an area of mutual concern and benefit.
- CF 3.2:** The City will emphasize capital improvement projects which promote the conservation, preservation, or revitalization of commercial, industrial and residential areas in Snohomish.
- CF 3.3** The City will use measurable standards to guide its capital improvement schedule, determine desired improvements and to ensure all citizens in the City are adequately served.

- a. **Traffic Circulation.**  
Roadway link specific for all roadways in the City's jurisdiction. The LOS by segments is indicated in Table II of the Transportation Element.  

Minor Arterial	LOS E at peak hour traffic
Collectors and Local Design Standard Roads	LOS E over 24 hour period, off peak traffic
- b. **Sanitary Sewer**  
As required by the General Sewer and Wastewater Facilities Plan and CSO Reduction Plan.
- c. **Stormwater**  
As required by the Stormwater Management Plan.
- d. **Potable Water.**  
As required by the Water System Plan.
- e. **Fire Flows**  
As required in the International Fire Code Act which is based on the use and structure type.
- f. **Mass Transit**  
Not applicable.
- g. **Recreation and Open Space**

<u>Facility</u>	<u>Standard</u>
Open Space Acreage	1 per 1,000
Softball Diamonds	1 per 3,000
Baseball Diamonds	1 per 6,000
Little League Ballfields	1 per 5,000
Tennis Courts	1 per 2,000
Basketball Courts	1 per 2,000
Soccer/Football Fields	1 per 10,000
Swimming Pools	1 per 20,000
Community Recreation Center	1 per 15,000
Neighborhood Play Lots	1/4 mile service area
Acres	.2 per 1,000
Neighborhood Play Grounds	1/2 mile service area
Acres	2.5 per 1,000
Community Parks	1.5 mile service area
Acres	1 per 1,000

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# POLICY PLAN IMPLEMENTATION

To be revised in 2005 comp plan revision process

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## Introduction

The Policy Plan sets up general goals and policies which the community feels are important for the City to work towards during the next few years. These form a framework within which major decisions regarding the City's expenditure of funds and utilization of its land base and other resources can be made. These are general, and specific plans and capital improvement programs are necessary for their implementation. It is obviously difficult to achieve all goals simultaneously through the life of a plan.

Because the City has limited resources with which to address all the goals contained in this Plan, it must selectively choose those it wishes to pursue. From time to time, the Council, Planning Commission, or some other group may promote the attainment of a specific goal which would take priority. It is important that these plans and goals be updated on a periodic basis, or when it is shown that circumstances in the community have altered to the point that a change in the Plan is necessary. The following goals and policies outline what actions can be taken to implement the policy plan.

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## POLICY PLAN IMPLEMENTATION GOALS AND POLICIES

**GOAL PI 1:** Make community decisions based on relevant goals and policies contained in this Plan in order to achieve a desirable future for Snohomish in coordination with the State of Washington Growth Management act.

**Policies:**

**PI 1.1:** The City will continually evaluate and revise its development controls to bring them into conformance with the policies of this Plan and in coordination with the State of Washington Growth Management act.

- PI 1.2:** The City will utilize the Capital Facilities Plan in conjunction with the preparation of the annual budget in order to provide a systematic approach to prioritizing, scheduling, and determining the method of financing for major improvement projects such as streets, parks, utility improvements, and public buildings.

The Six-Year Schedule of Capital Facilities Projects (Table CF-2) is the mechanism by which the City can stage the timing, location, projected cost, and revenue sources for the capital improvements identified for implementation in the other comprehensive plan element. The Six-Year Schedule is economically feasible within the target revenues discussed in the preceding sections of this element entitled Inventory and Analysis.

The capital projects listed in CF-2 are not inclusive of all anticipated capital improvement by facilities element departments during this time period. Projects which exceed available target revenues are not included at this time. As additional revenues become available, these projects will be incorporated for implementation.

Top priority is generally given to projects which correct existing deficiencies, followed by those required for facility replacement, and those needed for future growth.

### **Monitoring and Evaluation**

Monitoring and evaluation are essential in ensuring the effectiveness of the Capital Facilities Plan Element. This element will be annually reviewed and amended to verify that fiscal resources are available to provide public facilities needed to support adopted LOS standards and measurable objectives.

The annual review will be the responsibility of the City of Snohomish's Planning and Finance departments. The review will include an examination of the following considerations in order to determine their continued appropriateness:

1. Any corrections, updates and modification concerning costs; revenue sources; acceptance of facilities pursuant to dedication, which are consistent with the element; or the date of construction of any facility enumerated in the element;
2. The Capital Facilities Element's continued consistency with the other elements and its support of the Land Use Element;
3. The priority assignment of existing public facility deficiencies;
4. The City's progress in meeting those needs determined to be existing deficiencies;
5. The criteria used to evaluate capital improvement project in order to ensure that projects are being ranked in their appropriate order of priority;
6. The City's effectiveness in reviewing the impacts of plans and programs of state agencies that provide public facilities with the City's jurisdiction;
7. The effectiveness of impact fees, and mandatory dedications or fees in lieu of, for assessing new development the improvement costs which it generates;
8. The impacts of special districts and nay regional facility and service provision upon the City's ability to maintain its adopted LOS standards or to achieve its measurable objectives;
9. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;

10. The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment;
11. Capital improvements needed for the latter part of the planning period, for update of the Six-Year Schedule of Improvements; and
12. Concurrency status.

**PI 1.3:** The City will develop and adopt five-year public service programs based upon the adopted Policy Plan. This document should be used in conjunction with the preparation of the annual budget in order to provide a means by which service and program needs of the City can be assessed, developed, and financed for such areas as police and fire protection, parks, and equipment maintenance and replacement.

**PI 1.4:** The City will review and update the Policy Plan no less than every five years, or when needed, in order to reflect changes in community attitudes, needs and problems, and new or changing local and national trends and events. The City in cooperation with the County will monitor trends on a yearly basis to determine if goals are being met.

**PI 1.5:** The Official Land Use Plan Map as adopted by Council is incorporated as an element of this plan and implements the Vision Statement and policies of this plan.

**PI 1.6:** Proposed plan amendments and requests for new development or redevelopment should be evaluated according to the following guidelines as to whether the proposed action would:

1. Contribute to a condition of public hazards;
2. Exacerbate any existing condition of public facility capacity deficits;
3. Generate public facility demands that exceed capacity in planning in the Six-Year Schedule of Improvements;
4. Conform to future land uses as shown on the future land use map of the Land Use Element;
5. Accommodate public facility demands based upon adopted LOS standards and attempt to meet specified measurable objectives, when public facilities are developer-provided;
6. Demonstrate financial feasibility, subject to this element, when public facilities are provided, in part or whole, by the City;
7. Affect state agencies' facilities plans and siting of essential public facilities; and
8. Affect significant cultural and scenic resources and critical natural area.

**PI 1.7:** Citizens will be encouraged to participate in all phases of the planning policy, formulation and revision phases as well as plan implementation.

**GOAL PI 2.0: Ensure development in the City Urban Growth Area meets City standards and is in compliance with the goals and policies of this plan.**

**Policies:**

**PI 2.1:** The City will seek to enter into an interlocal agreement with the County which will set forth the process and expectations for development which occurs in the Urban Growth Area under the County's jurisdiction.

- PI 2.2:** Development in the City’s unincorporated UGA that occurs pursuant to an interlocal agreement between the City and the County should be developed to City standards, connect to City water and sewer, and be legally bound to participate in annexation efforts.
- PI 2.3:** If City sewer is not available to a proposed plat, development must occur in conformance to a shadow plat which will be approved in the City and allow the efficient development of the property to urban density when City services are extended.
- PI 2.5:** Subdivisions and dedications must be conditioned upon written findings that appropriate provisions are made for the public health, safety, and general welfare.

# GLOSSARY

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**Adequate Capital Facilities:** means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

**Adult Use:** means a category of uses which include the following: Adult Motion Picture Theaters, Adult Drive-In Theaters, Adult Cabarets, Adult Panoramas, Bikini Clubs, Public Bath Houses, Body Shampoo Parlors, Tattoo Parlors and Body Studios and other similar uses which can be shown to have secondary effects.

**Agricultural Land:** means land primarily devoted to the commercial production of horticultural, viticulture, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and that has long-term commercial significance for agricultural production.

**Arterial (Minor):** a roadway providing movement along significant corridors of traffic flow. Traffic volumes, speeds and trip lengths are high, although usually not as great as those associated with principal arterial.

**Arterial (Major):** a roadway providing movement along major corridors of traffic flow. Traffic volumes, speeds and trip lengths are high, usually greater than those associated with minor arterial.

**Available Capital Facilities:** means that facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

**Best Available Science (BAS)**

**Capacity:** the measure of the ability to provide a level of service for a public facility.

**Capital Budget:** means the portion of each local government's budget which reflects capital improvements for a fiscal year.

**Capital Facility:** means a physical structure owned or operated by a government entity which provides or supports a public service.

**Capital Improvement:** means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

**Collector:** a roadway providing service which is of relative moderate traffic volume, moderate trip length and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**Commercial Uses:** activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Comprehensive Plan:** means a generalized coordinated land use development policy statement of the governing body of a county or City that is adopted pursuant to this chapter

**Concurrency:** means that adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate capital facilities" and "available capital facilities" as defined above.

**Consistency:** means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

**Coordination:** means consultation and cooperation among jurisdictions.

**Contiguous Development:** means development of areas immediately adjacent to one another.

**Critical Areas: (CAO)** include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

**Density:** a measure of the intensity of development, generally expressed in terms of dwelling units per acre. Can also be expressed in terms of population density (i.e., people per acre). Useful for establishing a balance between potential local service use and service capacities.

**Domestic Water System:** any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097.

**Financial Commitment:** sources of public or private funds or combinations thereof which have been identified and will be sufficient to finance capital facilities necessary to support development with an assurance that such funds will be timely put to that end.

**Forest Land:** land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially.

**Geologically Hazardous Areas:** areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

**Growth Management:** a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

**Household:** a household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

**Impact Fee:** a fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

**Industrial Uses:** the activities predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure:** means those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, storm water systems, utilities, bridges and roadways.

**Intensity:** a measure of land uses activity based on density, use, mass, size and impact.

**Land Development Regulations:** means any controls placed on development or land use activities by a county or City, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building construction, sign regulations, binding site plan ordinances or any other regulations controlling the development of land.

**Level of Service (LOS):** an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

**Long-Term Commercial Significance:** includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

**Local Road:** a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**Manufactured Housing:** conventional housing utilizing manufactured components.

**Master Planned Resort:** means a self-contained and fully integrated planned unit development, in a setting or significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

**Minerals:** include gravel, sand, and valuable metallic substances.

**Mobile Home:** a single portable manufactured housing unit, or a combination of two or more such units connected on-site, that is:

- a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
- b. designed so that each housing unit can be transported on its own chassis;
- c. placed on a temporary or semi-permanent foundation; and
- d. is over thirty-two feet in length and over eight feet in width.

**Multi-Family Housing:** as used in this plan, multi-family housing is all housing which is designed to accommodate two or more households.

**New Fully Contained Community:** is a development proposed for location outside of the initially designated urban growth areas which are characterized by urban densities, uses and services.

**Overriding Public Interest:** when this term is used, i.e., public interest, concern or objective, shall be determined by a majority vote of the City council.

**Owner:** any person or entity, including a cooperative or a public housing authority (PHA), having the legal rights to sell, lease, or sublease, any form of real property.

**Planning Area (outside of an urban growth area):** includes Rural lands with or without a Rural-Urban Transition Area (RUTA) overlay designation: 1) that represent logical expansions of the City and its services; and 2) where urbanization is expected in the future, following expansion of the City's UGA boundary pursuant to the Growth Management Act (GMA) and the Snohomish Countywide Planning Policies (CPP). Planning areas are designated by Ordinance or Resolution.

**Planning Period:** means the 20-year period following the adoption of a Comprehensive Plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

**Public Facilities:** include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

**Public Services:** include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

**Regional Transportation Plan:** means the transportation plan for the regionally designated transportation system which is produced by the Regional Transportation Planning Organization.

**Regional Transportation Planning Organization (RTPO):** means the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties which have common transportation interests.

**Resident Population:** means inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

**Right-of way:** land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**Rural Lands:** means all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

**Sanitary Sewer Systems:** means all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any water borne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

**Shall:** means a directive or requirement.

**Should:** means an expectation or guideline.

**Single-Family Housing:** as used in this plan, a single-family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include mobile homes, which are treated as a separate category.

**Solid Waste Handling Facility:** means any facility for the transfer or ultimate disposal of solid waste, including land fills and municipal incinerators.

**Transportation Facilities:** includes capital facilities related to air, water or land transportation.

**Transportation Level of Service Standards:** mean a measure which describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

**Transportation System Management (TSM):** means low capital expenditures to increase the capacity of the transportation network... TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. **Transportation Demand Management Strategies (TOM):** means strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing option, parking policies, and telecommuting.

**Urban Growth:** refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. Characterized by urban growths refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

**Urban Growth Area:** means those areas designated by a county pursuant to RCW 36.70A.110.

**Urban Governmental Services:** include those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

**Utilities:** means facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water and for the disposal of sewage.

**Visioning:** means a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

**Wetland:** means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined ditches, canals, detention facilities, waste water treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county of City.

- <sup>i</sup> *Snohomish Community Profile – History of Snohomish*, Sno-Isle Regional Library System, July 1998
- <sup>ii</sup> *Snohomish Community Profile – History of Snohomish*, Sno-Isle Regional Library System, July 1998
- <sup>iii</sup> *Snohomish Community Profile – History of Snohomish*, Sno-Isle Regional Library System, July 1998