

CHAPTER V

POPULATION AND EMPLOYMENT ELEMENT

INTRODUCTION

Population and employment forecasts are the basis for determining the amount and type of land uses and services required to accommodate the anticipated growth in the community. This chapter utilizes demographic information derived from the 2000 U.S. Census for population, housing and employment forecasts, as well as information compiled by the Puget Sound Regional Council (PSRC), the Snohomish County Planning Department and the Washington State Office of Financial Management (OFM).

POPULATION FORECAST

As of April 1, 2006, 17,460 people reside within the City of Mill Creek. By the year 2025, the population is expected to grow to 19,657, an increase of 11 percent over the 2006 population. While this represents an average annual population growth of .6 percent between 2006 and 2025, the lack of additional developable land and strong residential development trends in southwest Snohomish County will likely result in most of the growth occurring in the next five years.

Population growth in the City increased by 4.8 percent annually between 1992 and 2004, reflecting a reduction in the rate of growth the area experienced during the 1980's and the early 1990's, when the population more than tripled. Although the rate of growth has lessened, the southwest portion of Snohomish County is predicted to continue to grow at a moderate rate. These forecasts illustrate a major local and regional trend: Snohomish County will continue to be the fastest growing county in the Puget Sound Region and the Mill Creek area is anticipated to accommodate a proportionate share of the south county growth.

According to the 2000 U.S. Census of Population and Housing, males and females comprised almost an equal percentage of the total population of the City of Mill Creek (48.4 percent male, 51.6 percent female). The age group with the largest percentage of the population is the 55 and older age group, which comprises 22.1 percent of the City's population. In addition, the 14 and under age group and the 45-54 age group comprise 17.4 percent and 16.8 percent, respectively, of the City's population. Compared with previous years, these statistics show that since 1990, there are 4.7 percent fewer families with school age children in the City and 4.1 percent more people who are already retired or approaching retirement.

TABLE 1
Population Forecasts for the City of Mill Creek and its Municipal Urban Growth Area (MUGA)

	1980	1990	2000	2006 ¹	2025
Current Limits of the City of Mill Creek	1,803	7,172	11,525	17,460	19,657
MUGA ³	N/A ²	N/A	28,360	N/A	56,215
Snohomish County	337,720	444,750	606,024	637,500	862,254 ⁴
¹ Includes the population within the current city limits as of April 1, 2006. ² N/A indicates that data is not available. ³ See MUGA discussion in Chapter VI, Land Use Element ⁴ Based on Alternative 1 of the Draft EIS for the 10 Year Update to the Snohomish County Comprehensive Plan					

Source: Puget Sound Regional Council; Snohomish County Planning Department; City of Mill Creek Department of Community Development; and 2000 U.S. Census of Population and Housing

HOUSEHOLD SIZE AND TYPE

There were a total of 4,769 occupied housing units in the City of Mill Creek in 2000 according to the U.S. Census of Population and Housing.

Households, defined by the Federal Bureau of the Census, are occupied housing units. Declining household size has been a long-term trend throughout Washington State. The statewide average household size in 2000 was 2.53 persons per household and the average household size in Snohomish County was 2.65 persons per household. In 2000 the City of Mill Creek had a population of 11,525 people living in 4,769 dwelling units, which is an average household size of 2.42 persons per household.

In 2003 the City conducted a survey of housing units that were either available for occupancy, or under construction. Based upon this survey, as of October 2003, there were a total of 6,770 dwelling units in Mill Creek, including single-family and multifamily units. Of these units, 3,377 are detached single-family units, 857 are attached single-family units and 2,536 are multifamily units. Based on these quantities, 62 percent of the City's housing inventory is made up of attached and detached single-family units.

EMPLOYMENT FORECAST

By the year 2025, employment in the City of Mill Creek and its Municipal Urban Growth Area is projected to grow to 8,919, an increase of 25 percent over the 2006 estimated employment levels of 7,090.

The population and employment forecast tables in this chapter indicate that the Mill Creek area will see significant growth throughout the 2025 planning period. Higher populations will require that careful land use decisions be made, ensuring that adequate land is available for future development as well as for open space and recreational uses.

TABLE 2
Employment Forecasts for the City of Mill Creek, its Municipal Urban Growth Area

	2000 Employment	2006 Projection	2025 Projection	2000 - 2025 Change
Current Limits of the City of Mill Creek	2,808	4,286	6,429	3,621 128%
Unincorporated Portion of the Municipal Urban Growth Area	N/A	3,256	8,919	N/A
Snohomish County	217,410	234,098	338,449	121,039 (56%)

¹ Based on Snohomish County projections, June 2004 and 2006

² Includes employment data for the City of Mill Creek and unincorporated land in the MUGA.

Source: Puget Sound Regional Council, Snohomish County Planning Department, 2000 U.S. Census of Employment