

**From:** [Jared E. Adams](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Clearview Community / Hangar 420  
**Date:** Monday, April 6, 2026 6:28:13 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello Sam, Megan, Jared, Nate, and Strom,

I hope each of you is doing well.

The Clearview Community Association has just learned that there has been a docket application submitted at the county that would reduce the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing a second dispensary within the boundaries of the CRC. Sam and Jared, I believe you have been involved with the Clearview Community Association long enough to have seen that our community does not want this change. Our community worked so hard, for so long, to limit the marijuana dispensaries in the CRC. Even a brief review of the county's historical records would substantiate this information. This proposed change would irreversibly undo years of work from hundreds of people in our community.

I am writing to once again voice my opposition to reducing the required distance between marijuana dispensaries in the Clearview Rural Commercial zone, which would allow Hangar 420—or any additional dispensaries—into our community.

I don't know how our community could be clearer to our elected officials and county officers about this issue, and I sincerely hope you will respect the voices of those of us who call Clearview home.

Thank you for your attention to this important matter for our community!

Jared Adams

**From:** [Michael Armstrong](#)  
**To:** [Low, Sam](#)  
**Subject:** pot shop zoning Clearview  
**Date:** Tuesday, April 7, 2026 8:09:35 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Sam

I am opposed to CRC zone to be modified to the detriment of our community.  
We do not need additional pot shops in our area.

Thank you.

Michael Armstrong

**From:** [Irene Billa](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [Contact Council](#)  
**Subject:** No More Pot Shops  
**Date:** Monday, April 6, 2026 9:20:22 PM

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**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Council Members,

Enough is enough.

Please stand your ground and do not make exceptions for people. The rules are the rules. Even for Hangar 420!

[Snohomish County Council - File #: 2026-0760](#)

I hereby state my opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community.

Irene Billa  
Cathcart/Clearview, WA

**From:** [Debbie Blodgett](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Oppose the reduction of the Clearview Rural Commercial spacing  
**Date:** Monday, April 6, 2026 11:06:34 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Council Members,

I strongly oppose this reduction of space between the CRC which has a hearing tomorrow.

The proposal reduces the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores in the CRC. This is in direct opposition to what the homeowners and community members of Clearview have fought for in the past and current meetings. Not only are the proposed changes only in the CRC to accommodate the owner of Hanger 420, but they will also be putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process. I implore the County Executive to not introduce an amendment for the CRC that drops the distance down further to 2500 feet.

If this passes, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

**OPPOSE THIS PROPOSAL!**

**Debbie Blodgett**  
**206-979-2709**

'Worry looks around, Sorry looks back, Faith looks up.'

><((((> ... ><((((> ... ><((((> ... ><((((>

"America will never be destroyed from the outside.

If we falter and lose our freedoms, it will be because we destroyed ourselves."

~ ~Abraham Lincoln

**From:** [Lisa Brazell](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** SCC Amendment/J&L Properties of Washington et al  
**Date:** Monday, April 6, 2026 1:02:19 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Councilmembers,

This email is in reference to J&L Properties of Washington, LLC and PG Management, LLC's proposed SCC Amendment, asking for preferential treatment to open another marijuana shop in our little Clearview community. I remember seeing the cosmetic updates being made to the "Hangar 420" facility while driving past on my way to our only grocery store one day and started to look into the situation--which turned out to be a marijuana business owner who presumptively decided that he was going to open his doors in our community without following the appropriate channels. I've followed all of the updates over these past several years, and Debbie Wetzel's latest posting on our community page just really angered me. The CRC zone, as it stands, has been upheld by the people who live here locally. It benefits none of us that one individual presumes he is above everyone else and can do whatever he wants--consequences be damned. It reeks of arrogance and greed, qualities we as a community do not live by or stand for. Please do not allow this business to succeed in opening its shop by this latest legal maneuvering. 10,000 feet should not be modified to 5,000, period.

Lisa Brazell

Clearview resident of 26+ years

**From:** [Michael and Heather Bruce](#)  
**To:** [Low, Sam](#)  
**Subject:** Re: no more pot shops in clearview  
**Date:** Monday, April 6, 2026 3:34:16 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Thanks for the reply. It seems I *have* been part of this process over and over. Does Megan have a Hanger 420 shop in her district? I know Strom Peterson does. Frankly, it's depressing to see how things are going in all facets of government, Federal, State and County and most of it seems to be directed by political party philosophy, not what is the right thing to do.

FYI, I had a heart attack on Mar 26 and was in Providence Everett for 8 days. I don't have time or energy to keep fighting these kinds of issues. It saddens me deeply that things appear so affected by money talking. The greater good seems to have fallen into the toilet. As a 35 year 4H Program, Club and Project Leader, I can say that the way ALL of this is going is bad for kids and families. Horrible.

Heather Bruce

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**From:** Low, Sam  
**Sent:** Monday, April 6, 2026 3:00 PM  
**To:** Michael and Heather Bruce  
**Subject:** RE: no more pot shops in clearview

Thank you for your email. This is not a Council initiated action. The good news is the community will have a voice in this process over the next several months. I will have more to say on this subject once we have a community meeting and public hearing.

I appreciate you reaching out and I look forward to you and your neighbors being a part of this process.

Council Member Low

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**From:** Michael and Heather Bruce  
**Sent:** Monday, April 6, 2026 2:52 PM  
**To:** Peterson, Strom ; Mead, Jared ; Low, Sam ; Dunn, Megan ; Nehring, Nate ; Somers, Dave J ; Teigen, Thomas  
**Subject:** no more pot shops in clearview

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello, Council Members,

It has been brought to my attention that there is a proposal to modify the separation requirements for marijuana retail use in the Clearview Rural Commercial zone. **Please DO NOT vote in favor of this.** To vote it in sends the message that if you have enough money to push your way around, you can ignore laws or get them changed to suit your desires. Hanger 420 already has a number of pot shops in Snohomish County. They are not being denied the right to do business.

One pot shop in Clearview is entirely enough to supply anyone that partakes of pot shop products. This proposal is not about the needs of the Clearview **community**, it is about their desire to make money. I assume that the tax revenue for the county does not affect the vote.

Again, PLEASE vote against this zoning modification.  
Respectfully,  
Heather Bruce  
Clearview resident of over 35 years

**From:** [Mary](#)  
**To:** [Mead Jared](#); [Low, Sam](#); [Nehring, Nate](#)  
**Cc:** [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Fw: Hangar 420 Update - Urgent Action Needed  
**Date:** Monday, April 6, 2026 11:41:00 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Please do not allow such exceptions. Rural Clearview is not suburban. This is not a minor revision and sets up negative pathway for more unwanted commercial traffic.

Thank you for continuing to protect the area.

We're already suffering from the Cathcart Way developments and unmitigated added traffic problems.

Best Regards

Mary

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

**From:** "Debbie Wetzel"

**To:** "Debbie Wetzel"

**Sent:** Mon, Apr 6, 2026 at 10:36 AM

**Subject:** Hangar 420 Update - Urgent Action Needed

Hi, everyone -

Patrick and the company have proposed a formal docket application to allow his pot shop in the CRC zone, and it will be heard by the Planning and Development Committee of The Council tomorrow morning and then scheduled for an administrative session. PDS determined it to be a minor revision of code, so it will bypass the public transparency and due process of public notice, planning commission review etc.

The proposal reduces the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores in the CRC. Not only are they proposing a change only in the CRC to accommodate Patrick, but they are also putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process. It also sounds like maybe the Executive is planning to introduce something also for the CRC that drops the distance down further to 2500 feet.

If they pass this, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

Here is the link to the hearing documents for tomorrow:

[Snohomish County Council - File #: 2026-0760](#)

I urge you to email all of the County Council Members and state your opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community. Sam, Jared and Nate promised several people that they would vote against this, so we need everyone to make sure they know we do not agree with this proposal.

[sam.low@snoco.org](mailto:sam.low@snoco.org)

[megan.dunn@snoco.org](mailto:megan.dunn@snoco.org)

[jared.mead@snoco.org](mailto:jared.mead@snoco.org)

[nate.nehring@snoco.org](mailto:nate.nehring@snoco.org)

[strom.peterson@snoco.org](mailto:strom.peterson@snoco.org)

[contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)

Thanks.

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I remain,  
Deborah Wetzel  
206-261-0941

**From:** [Carter Burns](#)  
**To:** [Low, Sam](#)  
**Subject:** More pot shops in Clearview  
**Date:** Tuesday, April 7, 2026 8:09:43 AM

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CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

i am opposed to reducing the distance between pot shops to 5,000 feet in the CRC zone. Pot shops are not a “good look” in the rural area. Please vote NO on decreasing the distance between shops. It is bad enough that there are already 2 shops off Highway 9 less than a mile apart. Pot users have plenty of access already. Do not further ruin Clearview.

Mary Lou Burns  
16011 95th Ave SE  
Snohomish, WA 98296

**From:** [Nichole Cunningham](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Opposition to allowing the CRC zone to be modified  
**Date:** Monday, April 6, 2026 11:17:35 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello - I am expressing my opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community.

This is in regards to: [Snohomish County Council - File #: 2026-0760](#)

Thank you,  
Nichole

**From:** [KIM CUTULI](#)  
**To:** [Contact Council](#)  
**Subject:** Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements  
**Date:** Monday, April 6, 2026 12:15:46 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

April 6, 2026

Snohomish County Council 3000 Rockefeller Avenue Everett, WA 98201

Re: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

Dear Sam Low,

I am writing as a deeply concerned citizen and resident to urge you to oppose the proposed amendment that would reduce the required separation distance between cannabis retail stores in the Clearview Rural Commercial (CRC) zone from 10,000 square feet to 5,000 square feet, and potentially as low as 2,500 square feet.

This proposal is not a minor technical correction. It is a significant policy change that would fundamentally alter the character of the CRC zone and the Clearview community.

The CRC zone is unique within Snohomish County. It was created to preserve a small-scale, rural commercial character that serves local residents while protecting the surrounding community. Reducing the separation requirement and allowing multiple cannabis retailers within the CRC would effectively turn our small rural area into a concentrated destination for marijuana sales—a result that was never intended when the zoning code was created.

Even more troubling is that this proposal appears to be tailored specifically to benefit a single applicant. The community has been told that the proposed code change would apply only to the CRC zone and would permit two cannabis stores there, despite the fact that the existing countywide code was previously adopted through a full and transparent public process.

In the past, when the community addressed cannabis zoning issues, applicants were required to go through the proper channels: public notice, Planning Commission review, public testimony, and full Council consideration. Yet this proposal has been characterized as a “minor revision,” allowing it to bypass those safeguards.

That is not fair to the community, and it is not good government.

If the County changes the rules only in the CRC zone, only after someone has already failed to comply with the existing code, it sends a dangerous message: that individuals with enough influence can receive special treatment and have the law rewritten for their benefit.

The Council should not establish a precedent that encourages applicants to ignore existing zoning regulations and then seek special exceptions after the fact.

The current 10,000-foot separation requirement exists for a reason. It was deliberately adopted to prevent the clustering of cannabis stores in any one neighborhood, particularly the CRC.

I respectfully ask that you:

- Vote NO on any proposal that reduces the cannabis store separation distance in the CRC zone.
- Reject any attempt to create a special exception for one applicant or one business interest.
- Require that any future zoning change of this magnitude go through the full public process, including public notice, Planning Commission review, and meaningful community input.

- Preserve the integrity of the CRC zone and protect the rural character of Clearview.

Tomorrow's vote is about more than one business. It is about whether Snohomish County will uphold consistent rules, public trust, and equal treatment under the law.

Please stand with the residents of Clearview and vote against this proposal.

Sincerely,  
Kim Cutuli

**From:** [Susan Kometani Dittmann](#)  
**To:** [Mead, Jared](#); [Nehring, Nate](#); [Low, Sam](#)  
**Subject:** Hangar 420 update  
**Date:** Monday, April 6, 2026 1:27:56 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Jared, Nate and Sam,

My name is Susan Dittmann and writing to you regarding my ongoing concern about Hangar 420 on Hwy 9 and 164th st at Cathcart. You all have been understanding in listening to us regarding the proliferation of these businesses and the loosening of restrictions of these types of shops. I understand there is an upcoming hearing and want to reinforce my concerns again in allowing CRC zones to be loosened to accommodate a few. This community is strongly opposed to this.

Thank you for your support up to this point. Your representation of our community means more than you know.

Thank you,

Susan Kometani Dittmann

**From:** [jonathan edmonds](#)  
**To:** [Low, Sam](#)  
**Subject:** Clearview Pot Shop vote  
**Date:** Monday, April 6, 2026 5:02:49 PM

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CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello Mr. Low,

As a resident of Clearview, I'm writing to let you know that I oppose revising the current ordinance dictating the spacing between pot shops. The original ordinance was crafted the way it was for a reason, and those of us living in Clearview do not want more pot shops, located closer together. This proposal seems to be for the direct benefit of one specific shop, who has already shown disregard for the laws and ordinances. Please do not alter the current distance requirements.

Thanks,

Jon

**From:** [T Erickson, MA, CSP, LMHC](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Fw: Hangar 420 Update - Urgent Action Needed  
**Date:** Monday, April 6, 2026 11:52:15 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Clearview Representatives,

I urge you to vote against the proposal to reduce the distance between pot shops from the current 10,000 feet to 5,000 feet. We in the Clearview area do not want nor do we need yet another pot shop when there are already 2 within 2-3 miles of each other on HWY 9.

Please vote NO for this proposal.

Thank you.

Tom Erickson

----- Forwarded Message -----

From: Debbie Wetzel  
To: Debbie Wetzel  
Subject: Hangar 420 Update - Urgent Action Needed  
Date: Mon, 6 Apr 2026 10:30:37 -0700

Hi, everyone -

Patrick and the company have proposed a formal docket application to allow his pot shop in the CRC zone, and it will be heard by the Planning and Development Committee of The Council tomorrow morning and then scheduled for an administrative session. PDS determined it to be a minor revision of code, so it will bypass the public transparency and due process of public notice, planning commission review etc. The proposal reduces the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores in the CRC. Not only are they proposing a change only in the CRC to accommodate Patrick, but they are also putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process. It also sounds like maybe the Executive is planning to introduce something also for the CRC that drops the distance down further to 2500 feet.

If they pass this, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

Here is the link to the hearing documents for tomorrow:

[Snohomish County Council - File #: 2026-0760](#)

I urge you to email all of the County Council Members and state your opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community. Sam, Jared and Nate promised several people that they would vote against this, so we need everyone to make sure they know we do not agree with this proposal.

[sam.low@snoco.org](mailto:sam.low@snoco.org)

[megan.dunn@snoco.org](mailto:megan.dunn@snoco.org)

[jared.mead@snoco.org](mailto:jared.mead@snoco.org)

[nate.nehring@snoco.org](mailto:nate.nehring@snoco.org)

[strom.peterson@snoco.org](mailto:strom.peterson@snoco.org)

[contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)

Thanks.

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I remain,  
Deborah Wetzel  
206-261-0941

**From:** [PETE AND KATE GROSVENOR](#)  
**To:** [Peterson, Strom](#); [Dunn, Megan](#); [Nehring, Nate](#); [Mead, Jared](#); [Low, Sam](#)  
**Subject:** proposed modification of Clearview CRC  
**Date:** Monday, April 6, 2026 11:39:36 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

To all concerned:

We recently learned of a proposal coming before the county council that would modify code regarding the Clearview CRC to allow another marijuana dispensary in that area. We wish to express our opposition to any such change.

The proposal, as we understand it, would change the CRC regulations such that separation distance would be cut down to 5000 feet, or perhaps less. That would allow at least one more dispensary to open in Clearview. We have attended numerous community meetings where residents expressed their opposition to allowing more dispensaries to operate in Clearview.

To the best of our knowledge, the change is being promoted by one business (Hangar 420) that has attempted to open a dispensary in Clearview in violation of the current code. Any such change to the code would benefit only one business at the expense of the wishes of the residents of Clearview.

As you know, Clearview is very limited as to the type and number of businesses that can operate in the small commercial area. We already have one dispensary. We can already drive to a second dispensary faster than we can get to a second grocery store or pharmacy. Clearview does not need or want this code change.

Sincerely,

Peter and Katherine Grosvenor  
16008 95<sup>th</sup> Ave SE  
Snohomish County

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**From:** [Lauren Heitmann](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Changes to zoning in Clearview  
**Date:** Monday, April 6, 2026 12:15:51 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello,

As a voting resident of Clearview, I would like to express my concern for the possibility of zoning changes in our neighborhood as will be discussed at tomorrow's meeting.

<https://snohomish.legistar.com/LegislationDetail.aspx?ID=7965198&GUID=BBB5EED1-B9CE-4C4A-BFA5-2501B0E722BA>

This change to our established code in the Clearview Rural Commercial Zone is not coming from the desires of the community. Maintaining the code as it is does not discourage or eliminate economic growth as any other number of businesses may function in that building that do not violate the code.

Please consider defending the interests of the voting residents of Clearview by voting NO on this motion to amend the separation requirements for marijuana retail use.

Thank you,  
Lauren Heitmann  
206-496-4136

**From:** [suemagoo3802@yahoo.com](mailto:suemagoo3802@yahoo.com)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** PDC & Hanger 420 Special Deviation and Clearview  
**Date:** Monday, April 6, 2026 11:51:49 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning Council Members,

I'm writing because Clearview is once again facing pressure from a business seeking special treatment—treatment that would undo the protections our community fought so hard to secure. Hanger420 is asking for an exception to the 10,000-foot buffer rule after making decisions based on incomplete research or a mistaken believe that they can do as they want and, later, sway the Planning and Development Committee and county council. Their mistake in investigation or assumption or control should not become our burden.

I reviewed the PDC documents for April 7th, and this proposal is not a “minor revision.” It is a major carve-out that would cut the buffer in half, down to 5,000 feet, but only for this business and only for Clearview. If this door is opened even once, every cannabis business in the county will push for the same exception.

Clearview residents spent years working to establish the 10,000-foot regulation. It reflects our community's values and our desire to maintain a safe, peaceful environment. Weakening it now—especially for a single business interest—would undermine the trust residents place in county leadership.

I also can't help but notice that this proposal is limited to Clearview rather than applied countywide. If this were a countywide change, the public response would be overwhelming. Clearview may be small, but we are not invisible. Please, be the voice for our community and vote **No** on this selective deviation.

Respectfully,  
Sue Magruder  
46-year resident of Clearview and Snohomish County

**From:** [Peter Samson](#)  
**To:** [Low, Sam](#)  
**Subject:** Proposed Motion 26-155  
**Date:** Monday, April 6, 2026 6:52:03 PM  
**Attachments:** [Proposed Motion 26-155.pdf](#)

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Mr. Low, please vote NO on Proposed Motion 26-155. There is no need to reduce the zoning distance from 10,000 feet to 5,000 feet.

This is a company that tried to get around the County zoning requirements and was denied during a formal County process and review.

We are a bucolic community and we are already served by a dispensary at SR9 and 164th Street SE.

Sincerely,

Peter Samson  
7710 190 Street SE  
Snohomish, WA  
98296

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

MOTION NO. 26-155

A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE FINAL LIST OF AMENDMENTS TO THE SNOHOMISH COUNTY COMPREHENSIVE PLAN AND GMA DEVELOPMENT REGULATIONS FOR DOCKET XXII

WHEREAS, the Snohomish County Council (County Council) adopted chapter 30.74 SCC, "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and 36.70A.470 in order for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the County Council has determined that the consideration of such proposed amendments to the comprehensive plan or development regulations would promote a county purpose as established under RCW 36.70A.130 and 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, the Department of Planning and Development Services (PDS) processed one non-county-initiated docket proposal received by the October 31, 2025, deadline as a minor docket amendment and evaluated the proposed minor docket amendment for consistency with the initial docket review criteria in SCC 30.74.030(1);

NOW, THEREFORE, ON MOTION, the County Council hereby includes the proposal submitted by J&L Properties of Washington, LLC and PG Management, LLC (File Number 25-118727), which proposes to amend SCC 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone, on Final Docket XXII and authorizes the County Executive, through PDS, to further process the proposed minor docket amendment consistent with chapters 30.73 and 30.74 SCC, including environmental review under the State Environmental Policy Act (SEPA), for final consideration in 2027.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

\_\_\_\_\_  
Council Chair

ATTEST:

\_\_\_\_\_  
Deputy Clerk of the Council

#	ID #	Applicant	Proposed Amendments	Place on Final Docket	Do Not Process Further
<b>Snohomish County Code (SCC) Amendment</b>					
1	25-118727	J&L Properties of Washington, LLC and PG Management, LLC	Amend SCC Chapter 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone.		

**From:** [nschuldt@comcast.net](mailto:nschuldt@comcast.net)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Hanger 420 rezoning  
**Date:** Tuesday, April 7, 2026 8:09:49 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

My family has lived in Clearview for 26 years, it is a lovely area. We want to keep it that way, and we the community have been consistent and clear. We don't want any more dope shops. Please hear us and respect the community and champion our cause, not the cause of a dope shop owner from out of the area.

Thanks, The Schuldt Family

**From:** [vivian-scott@comcast.net](mailto:vivian-scott@comcast.net)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Clearview Code  
**Date:** Monday, April 6, 2026 10:48:11 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

For what seems like the 50<sup>th</sup> time, will you please NOT modify the code for marijuana shops in the Clearview area? I'm tired of trying to put together long emails, so all I have to say is that I live the area and this is a STRONG NO coming from me.

-Vivian Scott

**From:** [Nadine Shanti](#)  
**To:** [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org); [Peterson, Strom](#); [Nehring, Nate](#); [Mead, Jared](#); [Dunn, Megan](#); [Low, Sam](#)  
**Subject:** No to another pot shop in the CRC  
**Date:** Monday, April 6, 2026 6:30:29 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Has there has been a docket application submitted at the county that would reduce the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing a second marijuana dispensary within the boundaries of the CRC?

Will it be heard by the Planning and Development Committee of the County Council soon. If so, when?

Residents of Clearview should be informed if this is about to happen. The Clearview Community Association meetings have shown that most members of this community want you to uphold the 10,000-foot separation that is currently in place. This community really does NOT need another pot shop in the CRC. We just don't need it.

We have loudly opposed this and here we are yet AGAIN addressing this issue. Why? The owner of the new pot shop knew he was putting money into something that the community did not want from the very beginning but chose to proceed anyway. That is HIS problem. Please do not do this. **Please let me know on what date this is projected to be considered by the County Council Planning and development Committee.** I really want the community to be informed of this change that is being considered.

As a resident of Clearview, I have been waiting for this shoe to drop. If this is true, I am losing faith and trust in my elected officials. Please leave the 10,000 foot separation policy between pot shops in the CRC in place.

Nadine Shanti  
19615 67<sup>th</sup> Ave SE  
Snohomish, WA 98296  
425-770-4885

Sent from my T-Mobile 5G Device

**From:** [Tom Stork](#)  
**To:** [Low, Sam](#)  
**Subject:** CRC Code Modification  
**Date:** Tuesday, April 7, 2026 8:09:19 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Mr Low,

I am a resident of the CRC and have been watching the fiasco regarding the 420 Hanger and their push to set up their business in Clearview. I'm not sure how many times or how loudly we have to say "no" to make it go away. We are now 16 months of "no" to modifying the code, setting up additional marijuana shops, invasions of our community meetings and the constant harassment of this business trying to bully its way in. I would like to think that you and the other executives would like to hold fast to the side of the community but moreover send a message to a pestering business that we're not having it.

Please vote "no" to any modifications pertaining to the CRC. File # 2026-0760

Sincerely,

Tom Stork

7019 Interurban Blvd

Snohomish, WA. 98296

**From:** [Mark Wilson](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [Contact Council](#)  
**Subject:** Hanger 420 -MOTION NO. 26-155  
**Date:** Monday, April 6, 2026 2:57:32 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

I am a resident of Clearview and I am opposed to allowing any changes to the Clearview Rural Commercial Zone to benefit a single business owner. If you pass this, it says to everyone everywhere that if you violate the code (which these people have done consistently) and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

The Clearview community was actively involved in getting the restrictions placed in the first place and we do not want to see them changed to benefit any single person or business.

Thank You

Mark Wilson

**From:** [Cindy Carpenter](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Proposal to decrease distance of canaibus stores by 50% only in Clearview rural area  
**Date:** Wednesday, April 8, 2026 7:56:59 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello to all of you,

I am writing to let you know that I do not want the distance between cannabis stores to be reduced in the Clearview area. I am a registered voter in South Snohomish County, Maltby area. Please DO NOT Approve the docket application to reduce the distance between marijuana dispensaries to 5,000 feet in the Clearview Rural Commercial Zone.

Respectfully,

--

Cindy Carpenter  
aka Cynthia Blake Carpenter

206-234-6040

**From:** [Kristin Cruz](#)  
**To:** [Low, Sam](#)  
**Subject:** NO to more cannabis shops and zoning changes  
**Date:** Tuesday, April 7, 2026 8:09:26 AM

---

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Mr. Low,

I live near Glacier Peak High School and drive up and down Hwy. 9 frequently. I'm completely against more cannabis shops sprouting up either in Snohomish or along this road. I find the recreational use of marijuana a harmful, disgusting and foul smelling habit and don't wish to encourage its use in our community. Please vote against this zoning change and against approving any more cannabis shop development.

Thank you for your attention,

Kristin Cruz

Get [Outlook for Android](#)

**From:** [KIM CUTULI](#)  
**To:** [Low, Sam](#)  
**Subject:** RE: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements  
**Date:** Tuesday, April 7, 2026 12:42:13 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you!  
Kim Cutuli

On 04/07/2026 9:15 AM PDT Low, Sam wrote:

I have heard the Executive has a different proposal, but I haven't seen it. Council will get the final word over the next few months.

Sam

---

**From:** KIM CUTULI  
**Sent:** Monday, April 6, 2026 3:24 PM  
**To:** Low, Sam  
**Subject:** RE: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Sam,

Thank you for your prompt and clear response.

Is this being pushed from the executive, Dave Somers? I had heard this was coming down the pike a few weeks ago. I left two messages and sent an email to his office, asking whether or not he was considering this proposal. I received no response from his office to any of my inquiries.

Does the county council have any jurisdiction over the final decision? Or is this being pushed through by Dave Somers, and ultimately, is it a done deal?

Thank you,

Kim Cutuli

On 04/06/2026 3:02 PM PDT Low, Sam  
<[sam.low@co.snohomish.wa.us](mailto:sam.low@co.snohomish.wa.us)> wrote:

Thank you for your email. This is not a Council initiated action. The good

news is the community will have a voice in this process over the next several months. I will have more to say on this subject once we have a community meeting and public hearing.

I appreciate you reaching out and I look forward to you and your neighbors being a part of this process.

Council Member Low

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**From:** KIM CUTULI <[kcutuli@comcast.net](mailto:kcutuli@comcast.net)>

**Sent:** Monday, April 6, 2026 12:08 PM

**To:** Low, Sam <[Sam.Low@co.snohomish.wa.us](mailto:Sam.Low@co.snohomish.wa.us)>

**Subject:** Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

April 6, 2026

Snohomish County Council 3000 Rockefeller Avenue Everett, WA 98201

Re: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

Dear Sam Low,

I am writing as a deeply concerned citizen and resident to urge you to oppose the proposed amendment that would reduce the required separation distance between cannabis retail stores in the Clearview Rural Commercial (CRC) zone from 10,000 square feet to 5,000 square feet, and potentially as low as 2,500 square feet.

This proposal is not a minor technical correction. It is a significant policy change that would fundamentally alter the character of the CRC zone and the Clearview community.

The CRC zone is unique within Snohomish County. It was created to preserve a small-scale, rural commercial character that serves local residents while protecting the surrounding community. Reducing the separation requirement and allowing multiple cannabis retailers within the CRC would effectively turn our small rural area into a concentrated destination for marijuana sales—a result that was never intended when the zoning code was created.

Even more troubling is that this proposal appears to be tailored specifically to benefit a single applicant. The community has been told that the proposed code change would apply only to the CRC

zone and would permit two cannabis stores there, despite the fact that the existing countywide code was previously adopted through a full and transparent public process.

In the past, when the community addressed cannabis zoning issues, applicants were required to go through the proper channels: public notice, Planning Commission review, public testimony, and full Council consideration. Yet this proposal has been characterized as a “minor revision,” allowing it to bypass those safeguards.

That is not fair to the community, and it is not good government.

If the County changes the rules only in the CRC zone, only after someone has already failed to comply with the existing code, it sends a dangerous message: that individuals with enough influence can receive special treatment and have the law rewritten for their benefit.

The Council should not establish a precedent that encourages applicants to ignore existing zoning regulations and then seek special exceptions after the fact.

The current 10,000-foot separation requirement exists for a reason. It was deliberately adopted to prevent the clustering of cannabis stores in any one neighborhood, particularly the CRC.

I respectfully ask that you:

- Vote NO on any proposal that reduces the cannabis store separation distance in the CRC zone.
- Reject any attempt to create a special exception for one applicant or one business interest.
- Require that any future zoning change of this magnitude go through the full public process, including public notice, Planning Commission review, and meaningful community input.
- Preserve the integrity of the CRC zone and protect the rural character of Clearview.

Tomorrow’s vote is about more than one business. It is about whether Snohomish County will uphold consistent rules, public trust, and equal treatment under the law.

Please stand with the residents of Clearview and vote against this proposal.

Sincerely,

Kim Cutuli

**From:** [Anna Galvez](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#)  
**Subject:** Clearview 5,000 foot Buffer  
**Date:** Tuesday, April 7, 2026 8:12:36 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Snohomish County Councilmembers,

I am a Snohomish County Constituent and am writing to express my support for Hangar 420 opening in Clearview and to request that the County reconsider the current cannabis separation buffer.

The 10,000-foot buffer adopted in 2023 was implemented without meaningful input from Clearview residents or local businesses. This decision directly affects our community, yet many of us were never consulted.

I support reducing the buffer to 2,500 feet, consistent with county standards, or at minimum 5,000 feet, so a locally owned, community-supported business can open.

I am a Clearview community member and would like to share that Hangar 420 represents:

- Local ownership by a Clearview resident
- Significant private investment in a highly maintained property
- Increased customer traffic for nearby Clearview businesses
- Community involvement and reinvestment

Clearview residents deserve fair, consistent rules — and a real voice in decisions that affect our neighborhood.

Thank you for your time and consideration.

Sincerely,  
Anna Galvez  
(509) 9616756

**From:** [Linda Gray](#)  
**To:** [Contact Council](#)  
**Cc:** [Deborah L Wetzel](#); [Cat Gustafson](#)  
**Subject:** Please Deny: MOTION NO. 26-155  
**Date:** Tuesday, April 7, 2026 11:08:54 AM

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**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello Council, I agree with Cathleen. Please deny Motion 26-155. Thank you, Linda

----- Forwarded message -----

**From:** Cathleen G <[cathgust@hotmail.com](mailto:cathgust@hotmail.com)>  
**Date:** Tue, Apr 7, 2026 at 9:22 AM  
**Subject:** MOTION NO. 26-155  
**To:** [sam.low@snoco.org](mailto:sam.low@snoco.org) <[sam.low@snoco.org](mailto:sam.low@snoco.org)>, [megan.dunn@snoco.org](mailto:megan.dunn@snoco.org) <[megan.dunn@snoco.org](mailto:megan.dunn@snoco.org)>, [jared.mead@snoco.org](mailto:jared.mead@snoco.org) <[jared.mead@snoco.org](mailto:jared.mead@snoco.org)>, [nate.nehring@snoco.org](mailto:nate.nehring@snoco.org) <[nate.nehring@snoco.org](mailto:nate.nehring@snoco.org)>, [strom.peterson@snoco.org](mailto:strom.peterson@snoco.org) <[strom.peterson@snoco.org](mailto:strom.peterson@snoco.org)>, [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org) <[contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)>  
**Cc:** Debbie Wetzel <[debbieleewetzel@gmail.com](mailto:debbieleewetzel@gmail.com)>, Cathleen G <[cathgust@hotmail.com](mailto:cathgust@hotmail.com)>, Linda Gray <[lgn899a@gmail.com](mailto:lgn899a@gmail.com)>, Rena Connell <[connell.rena@gmail.com](mailto:connell.rena@gmail.com)>

This proposal to change the zones appears designed specifically to accommodate Hangar 420 rather than serve the broader community. It reduces the 10,000-foot separation requirement to 5,000 feet only within the CRC and introduces a fixed number of cannabis retail stores into the code — something residents have opposed in the past and worked through a full public process to prevent.

Even more concerning, it sounds as though the Executive may be preparing an additional proposal for the CRC that would drop the separation distance even further, to 2,500 feet.

If this moves forward, it sends a troubling message: that those with enough influence can violate the code and still receive special treatment. This directly undermines the intent of the previous amendment, which was created to apply uniformly across the entire county.

I am also deeply concerned about the potential impact on community safety. Cannabis retail businesses across Washington State have reported a clear rise in armed robberies and smash-and-grab incidents in recent years — an “out-of-control” problem according to industry leaders and lawmakers.

Our community has been consistent and clear: we do not want cannabis retail near our area, and we do not support changing the code to allow it. This proposal disregards the public’s

voice and the principles of fairness, safety, and accountability that should guide local policy.

I am deeply concerned and request that each of our council members stand firm with the current codes and with what their community members have repeatedly said they want. We elected you to represent us and to protect the integrity of our community. If this code is not upheld, it feels like yet another slap in the face — a signal that our voices matter less than the financial gain the County stands to receive. That is not the kind of leadership or representation we expect or deserve.

For these reasons, I strongly urge you to **deny MOTION NO. 26-155** and uphold the protections, standards, and community values that residents have fought for.

Cathleen Gustafson

Woodinville, WA

Sent from [Outlook](#)

**From:** [Cathleen G](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Cc:** [Debbie Wetzel](#); [Cathleen G](#); [Linda Gray](#); [Rena Connell](#)  
**Subject:** MOTION NO. 26-155  
**Date:** Tuesday, April 7, 2026 9:22:19 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

This proposal to change the zones appears designed specifically to accommodate Hangar 420 rather than serve the broader community. It reduces the 10,000-foot separation requirement to 5,000 feet only within the CRC and introduces a fixed number of cannabis retail stores into the code — something residents have opposed in the past and worked through a full public process to prevent.

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Our community has been consistent and clear: we do not want cannabis retail near our area, and we do not support changing the code to allow it. This proposal disregards the public’s voice and the principles of fairness, safety, and accountability that should guide local policy.

I am deeply concerned and request that each of our council members stand firm with the current codes and with what their community members have repeatedly said they want. We elected you to represent us and to protect the integrity of our community. If this code is not upheld, it feels like yet another slap in the face — a signal that our voices matter less than the financial gain the County stands to receive. That is not the kind of leadership or representation we expect or deserve.

For these reasons, I strongly urge you to **deny MOTION NO. 26-155** and uphold the protections, standards, and community values that residents have fought for.

Cathleen Gustafson

Woodinville, WA

Sent from [Outlook](#)

**From:** [Thomas Homes, Inc.](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** Proposed change to the  
**Date:** Tuesday, April 7, 2026 8:52:05 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning to you all,

I am reaching out because the Clearview Community Association has just learned that there has been a docket application submitted at the county that would reduce the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing a second dispensary within the boundaries of the CRC. Sam and Jared, I believe you have been involved with the Clearview Community Association long enough to have seen that our community does not want this change. Our community worked so hard, for so long, to limit the marijuana dispensaries in the CRC. Even a brief review of the county's historical records would substantiate this information. This proposed change would irreversibly undo years of work from hundreds of people in our community.

I have taken the time to talk to other members of the Clearview Community this morning, and everyone I have talked to is of the same mindset. We all do not want distance between marijuana dispensaries in the Clearview Rural Commercial zone to change from the 10,000 ft requirement.

The owner of the Hanger 420 dispensary, has tried for the past 2 years any way he can think of to add another pot shop into the CRC area, and failed in all of those attempts. He is again not listening to the community about the fact that we don't want another marijuana dispensary here.

I know the Clearview community has voiced our concerns to our elected officials and county officers about this issue, and we hope that you will listen to us once again. Please do not change the marijuana dispensary requirements in the CRC, and respect all of the people of Clearview that have voiced their concerns on this topic.

Thank you for taking the time to read my concerns about this important issue to our community!

Thomas Huffaker

**From:** [Chris LaBerge](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [Contact Council](#)  
**Subject:** Clearview CRC and the persistent Hanger 420 Pot shop invasion  
**Date:** Tuesday, April 7, 2026 10:39:57 AM

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**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello council members,

Apparently the Ashway Properties pot shop proprietors are trying to make changes to the law regulating pot shop separation against the wishes of the Clearview neighborhood and community, including myself, again. Please do not allow them to change our community for their selfish motives. They already have a business across from Harvy Field, outside the city of Snohomish city limits, and at the Highway 9 and Maltby road intersection.

I am so frustrated to have this going on repeatedly. They seem to have a lot of money to advance their interests against our wishes.

Please hold the fort!

Thank you,  
Chris LaBerge (an actual resident of the Clearview Community)

**From:** [Benita Undseth](#)  
**To:** [Low, Sam](#)  
**Subject:** Pot shop  
**Date:** Tuesday, April 7, 2026 11:33:57 AM

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CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Please do not let another Pot Shop in Clearview. Don't let money change your mind.

Benita Undseth

**From:** [Mary Walter-Feltner](#)  
**To:** [Low, Sam](#)  
**Subject:** reduction of distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft  
**Date:** Wednesday, April 8, 2026 7:56:46 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Please do not support this reduction. We do not need more marijuana dispensers; we do not favor these businesses.

We already have too many.

Sincerely,

Mary Walter-Feltner

**From:** [Crystal Guy](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [strom.petersen@snoco.org](mailto:strom.petersen@snoco.org); [Contact Council](#)  
**Subject:** pot shop in Clearview  
**Date:** Wednesday, April 8, 2026 9:52:46 AM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

I support the change to a 5,000 foot separation for pot shops in Clearview. It would be nice to have fewer vacant business fronts in Clearview.

Thank you for the service to our community.

Crystal Guy

**From:** [Marjorie Njaa](#)  
**To:** [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)  
**Subject:** proposed change to Clearview Rural Commercial Zone  
**Date:** Wednesday, April 8, 2026 8:16:36 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

As a resident of Clearview I am dismayed by the ways our county council plays fast and loose with zoning. This is an area that used to be genuinely rural in nature. In recent years our rural nature has been consistently eroded. I am dismayed to hear you are considering a change that seems to be proposed to benefit only one commercial enterprise. The proposal would reduce the 10,000-foot separation to 5,000 feet only in the Clearview Rural Commercial zone and would allow for 2 retail cannabis stores in the CRC. This change is being proposed only for the CRC, not other rural areas in the county. It seems that the 420 business goofed by attempting to open a second location too close to the previous location. When called on it they started looking for a work around. I see absolutely no reason to change the current restriction. I am not opposed to Marijuana dispensaries, I just do not see a need for Clearview to become a new "highway 99 commercial corridor". Please honor the existing restriction. If 10,000 ft is a good idea for the county in general it is a good idea for Clearview!

Sincerely,  
Marjorie Njaa  
6429 Wheeler Street  
Snohomish, Wa 98296  
Clearview resident since May 1984

**From:** [Lisa Russon](#)  
**To:** [Lisa Russon](#)  
**Subject:** Opposition to proposed change in Clearview pot shop zoning  
**Date:** Wednesday, April 8, 2026 4:10:24 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Snohomish County Council Member,

I'm writing to share my concern about the proposed change (File #2026-0760) to reduce the distance between cannabis retail stores in the Clearview Rural Commercial zone from 10,000 feet to 5,000 feet.

Clearview is a rural community, and the current spacing helps maintain that character. Allowing a second dispensary within such a small area feels like a meaningful shift away from what residents expect and value about living here.

I'm also concerned that this change is being proposed only for Clearview and not other rural areas in the county. It raises questions about consistency and fairness.

I also want to ask why this issue continues to resurface. I've written previously and was given the impression this would not be moving forward, yet here it is again. It leaves me wondering whether the Council's commitment to the Clearview community is shifting.

I would encourage you to take a close look at the broader impact on the community and consider keeping the current standards in place.

Thank you for your time,

Lisa Russon

**From:** [Jonathan Doney](#)  
**To:** [Cheesman, Darcy](#)  
**Cc:** [Low, Sam](#)  
**Subject:** Re: Clearview Community / Hangar 420  
**Date:** Friday, April 10, 2026 4:08:27 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you for taking time to reply. This is an important issue for us and our community. We understand the appeal was initiated through the County Executive, Dave Somers - we shared our concerns via email with him, as well.

Based on county records, the 2023 revision to SCC 30.28.120(2), which increased the required distance between dispensaries in the CRC from 2,500 feet to 10,000 feet, was based on a recommendation from the SC Planning Commission.

The record also indicates that the change was intended to address concerns about over-concentration of dispensaries, and to protect the character of rural communities like Clearview.

Revisiting and potentially altering this standard so soon after its adoption would seem counter to the county's established zoning framework and policy intent.

Also, modifying the code in response to an appeal from an individual business would raise concerns about setting a precedent for ad hoc changes that could undermine the integrity of county planning efforts.

Thanks again for your attention on this issue. Have a nice weekend.

Jonathan & Tracy Doney

On Fri, Apr 10, 2026 at 3:39 PM Cheesman, Darcy <[Darcy.Cheesman@co.snohomish.wa.us](mailto:Darcy.Cheesman@co.snohomish.wa.us)> wrote:

Greetings - CM Low asked me to send you a copy of his response to the several emails he has received regarding this issue.

This is not a Council initiated action.

The good news is the community will have a voice in this process over the next several months.

I will have more to say on this subject once we have a community meeting and public hearing.

I appreciate you reaching out and I look forward to you and your neighbors being a part of this process.

Council Member Low

Darcy Cheesman | Legislative Aide to Councilmember Sam Low  
District 5

[3000 Rockefeller Ave.](#), M/S #609 | Everett, WA 98201-4046

O: 425.388.3494 | M: 425.512.1004 | [darcy.cheesman@snoco.org](mailto:darcy.cheesman@snoco.org)

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-----Original Message-----

From: Jon Doney <[jondoney@gmail.com](mailto:jondoney@gmail.com)>

Sent: Thursday, April 9, 2026 4:33 PM

To: Low, Sam <[Sam.Low@co.snohomish.wa.us](mailto:Sam.Low@co.snohomish.wa.us)>; Dunn, Megan <[Megan.Dunn@co.snohomish.wa.us](mailto:Megan.Dunn@co.snohomish.wa.us)>; Mead, Jared <[Jared.Mead@co.snohomish.wa.us](mailto:Jared.Mead@co.snohomish.wa.us)>; Nehring, Nate <[nate.nehring@co.snohomish.wa.us](mailto:nate.nehring@co.snohomish.wa.us)>; Peterson, Strom <[Strom.Peterson@co.snohomish.wa.us](mailto:Strom.Peterson@co.snohomish.wa.us)>; [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org)

Cc: Tracy Doney <[t\\_doney@yahoo.com](mailto:t_doney@yahoo.com)>

Subject: Clearview Community / Hangar 420

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Greetings Megan, Sam, Jared, Nate, and Strom,

We recently learned that there has been a docket application submitted to Snohomish County that would decrease the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing another dispensary within the boundaries of the CRC.

As long time members (since 1999) of the Clearview community we once again want to go on record, voicing our opposition to this application that would reduce the required distance between marijuana dispensaries in the Clearview Rural Commercial zone, which would allow Hangar 420-or any other dispensaries-into our Clearview community. We oppose these dispensaries to begin with and adamantly oppose allowing others to open in our neighborhood.

Our community has consistently and clearly communicated opposition to our elected officials and county officers about this issue, and we respectfully ask that you honor the wishes of our Clearview community members related to this matter.

Thank you for your attention to this important issue.

Jonathan & Tracy Doney

**From:** [Jon Tarleton](#)  
**To:** [Contact Council](#)  
**Subject:** Motion 26-155  
**Date:** Wednesday, April 15, 2026 6:21:56 PM

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

To whom it may concern,

As a clearview resident I am strongly opposed to lowering the restrictions between marijuana dispensaries from 10000 ft to 5000 ft.

Although there may be some medicinal benefits to the use of marijuana it is well known that that is not the purpose or use of these dispensaries. As a practicing doctor I have first hand personal knowledge of the devastating effects of the use of this drug. I would not recommend its use to anyone and therefore do not want more of these dispensaries in my home community.

I also am the father to 6 beautiful children and know that these dispensaries do not belong in family friendly neighborhoods. Having these so close to our homes and schools is sending the wrong message to our rising generation about the use of drugs and our overall health.

I believe that the restriction should not be lowered to less than 10000 ft and it should be considered to not allow these dispensaries at all in our communities.

Respectfully,

Dr Jon Tarleton  
425-343-6485

**From:** [Brian Granger](#)  
**To:** [Contact Council](#)  
**Subject:** Marijuana Retail Spacing  
**Date:** Thursday, April 23, 2026 8:14:39 AM

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I would like to add my comment that I am in favor of the reduced spacing between the retail establishments which I think the proposal is to reduce the spacing from 10,000 to 5000 feet apart and personally I would be OK if it was only 1000 feet apart.  
Good luck!!

Brian Granger  
425-308-4847