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10.3.037	Public Testimony	06/02/24	George Lockeman	Public Testimony	Tree Canopy	1
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10.3.042	Public Testimony	06/02/24	Joanne Rousslang	Public Testimony	Tree Canopy	1
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From: Marjorie Fields <mvfields@me.com>
Sent: Monday, January 31, 2022 6:43 PM
To: Contact Council
Subject: Urban Tree Policy support

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

We desperately need protection for urban tree canopy. We cannot afford to let developers make the decisions about land use.

The proposed urban tree policy is a well thought-out plan that will help mitigate impacts of climate change. Please lend your support.

Marjie Fields
Edmonds

From: Rachel Maxwell <rachelmrmaxwell@gmail.com>
Sent: Friday, February 18, 2022 4:04 PM
To: Contact Council
Subject: Please support the proposed Urban Tree Canopy Policy!!

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

I support the proposed Urban Tree Canopy Policy for adoption into the Comprehensive Plan Update.

It is vital that we protect significant trees and habitat corridors in our urban areas as we grow. The tremendous benefit of trees can be balanced with housing and economic development if we have a roadmap like this policy!

Thank you for all you do to make our county welcoming, healthy, and beautiful!

Kind regards,

Rachel Maxwell

--

[Rachel Maxwell](#)

she/they

425.231.8313

417 4th Ave N

Edmonds WA 98020

From: Lee Alley <leealleyrc@gmail.com>
Sent: Wednesday, February 23, 2022 6:38 PM
To: Contact Council; Lee Alley
Subject: Urban Tree Policy

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

To Council members and staff:

I am concerned about Snohomish county's loss of important trees and habitat corridors due to runaway housing expansion and economic development projects. Please **vote in favor** of adopting the proposed **Urban Tree Canopy Policy** into the Comprehensive Plan Update.

Regards,

Lee Alley

Snohomish, WA

425.238.9775

From: Barbara Ford <barbara4d@gmail.com>
Sent: Wednesday, February 23, 2022 2:19 PM
To: Contact Council
Subject: Tree Canopy or Bust!

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

I heartily support the proposed Urban Tree Canopy Policy for adoption into the Comprehensive Plan Update. Protecting significant trees and habitat corridors in our urban area is essential as we grow. Trees bring immense benefits (shade, birds, beautiful green that promotes peaceful hearts. 😊) that can be balanced with housing and economic development if we have a roadmap like this policy.

From: Rita Ireland <irelandri@gmail.com>
Sent: Wednesday, February 23, 2022 9:00 AM
To: Contact Council
Subject: Support our City Trees, Please

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

Hi fellow carers of the county,

I am another citizen in favor of the upcoming Urban Tree Canopy Policy for adoption into the Comprehensive Plan Update.

We must protect our amazing older trees and their habitat corridors in our urban area.

Trees store carbon, provide homes for wildlife, and so many benefits that I know you are already aware of.

Increased housing can also work together with mutual- benefiting laws that protecting the trees, especially as our desirable area grows— but with the right balanced policy.

Those who live here long after us will marvel at our forethought.

Rita Ireland
LWVSC Board member

Sent from my iPhone

From: Sally Lider <sally.lider@gmail.com>
Sent: Wednesday, February 23, 2022 3:33 PM
To: Contact Council
Subject: Urban Tree Canopy Policy is a much-needed policy!

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

Dear Council Members,

I support the proposed Urban Tree Canopy Policy for adoption into the Comprehensive Plan Update. Protecting significant trees and habitat corridors in our urban area is essential as we grow. Trees bring immense benefit that can be balanced with housing and economic development if we have a roadmap like this policy. We all want what's best for the quality of life in our beautiful county!

From: Julie Langabeer <kjlanga@msn.com>
Sent: Thursday, February 24, 2022 8:24 PM
To: Contact Council
Subject: Urban Tree Canopy Policy - YES!

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

Dear Council Members,

I strongly support adoption of the proposed Urban Tree Canopy Policy as part of our Comprehensive Plan Update. Preserving and increasing our tree canopy not only mitigates climate change, but improves health and quality of life for everyone. We need to create housing and commercial development around and with trees rather than instead of trees. By adopting this policy, Snohomish County will be a full partner with the Department of Natural Resources in its recently announced Resilience Action Plan to address salmon recovery in the Snohomish watershed.

Please vote yes!

Sincerely,

Julie Langabeer
1409 Grand Ave.
Everett, WA 98201

From: bill liderengineering.com <bill@liderengineering.com>
Sent: Saturday, February 26, 2022 12:44 PM
To: Contact Council
Cc: County Executive; McCrary, Mike; Rhyne, Paula; Thompson, Joshua; David Pelke; kate lunceford; Joan Smith; Marjorie Fields; robinof@amazon.com; Zachariah Brian
Subject: Tree Ordinance, Revision to SCC 30.25.043 Landscape Installation
Attachments: 2020-05-01 PDS Sycamore Lane Aerial.pdf; 2022-02-26 SCC 30.25.043 Code Revision DRAFT.docx

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

As a part of the upcoming revisions to Snohomish County's tree ordinance, I am requesting the County Council to enact the attached revision to SCC 30.25.043 to help insure that permit and code required tree landscaping are installed.

Currently, PDS does not require landscape As-Built drawings to be signed off by the developer and the landscape architect or landscape professional. PDS relies solely on the certification submitted by the landscape professional and does not independently inspect or verify that all trees have been planted, before finalizing building and issuing occupancy permits or required signed As-Built landscape drawings.

Developers know this, and take advantage of PDS's lax inspection policy. If unscrupulous developers can get occupancy and building permits signed off early before code required landscaping is installed, they can sell homes early and save a boodle of money and finance charges and then pocket the money that would have gone into planting the trees. This is exactly what happened at the Sycamore Lane development PFN's: 18-118712-LDA and 15-119230-PSD at 212th Street SW.

At Sycamore Lane, the Landscape Architect falsified a certification letter that all 87-trees required were planted in the wetland buffer CAPA for mitigation and enhancement, when in fact none of the mitigation trees had been planted. The developer had scraped much of the wetland buffer down to mineral earth and compacted the soil, destroying the wetland buffer. This was plainly visible the attached aerial photograph, taken the day before the alleged site inspection and certification by the landscape architect that all trees had been planted. Based on the landscape architect's false certification, PDS signed off on the building and occupancy permits, without any independent inspection. This crime was only discovered after I and others at SKWC viewed the site and forced the developer to install the landscaping under a LUPA petition. If not for our actions, these trees would never have been planted and the wetland buffer would have remained destroyed.

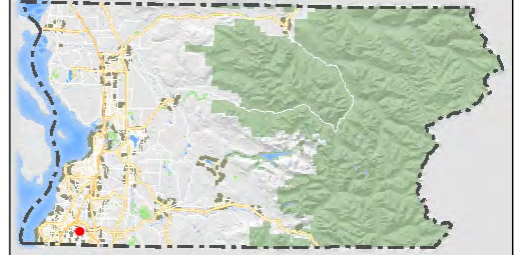
The landscape architect responsible for the falsified tree planting certification has not received any disciplinary action from PDS and continues to submit landscape certifications on Snohomish County projects, without inspection or verification by PDS.

The attached draft legislation is not overly burdensome and will help address this loophole in the County Code and PDS's inspection procedures. Please notify me when the County Council discusses the tree ordinance in committee or hearing.

Thank you for your consideration of the proposed code revision.

William (Bill) Lider, PE, CESCL
Lider Engineering, PLLC
2526 – 205th Place SW
Lynnwood, WA 98036
425-776-0671 (W)
206-661-0787 (C)

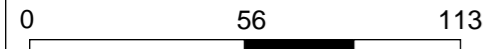
Sycamore Lane
May 1, 2020



Legend

- Parcel
 - Recent Sales 2021
 - Recent Sales 2020
 - Recent Sales 2019
 - City Boundary
 - County Park
 - National Forest
 - Water
- Street Types**
- Interstate
 - State Route
 - Local Road

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.



Cleared CAPA
37 Trees not Planted

Uncleared CAPA
50 Trees Not Planted.

2/14/2022



D R A F T February 26, 2022

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30.25.043

Landscaping installation.

(1) All required landscaping shall be installed and a qualified landscape designer shall certify to the department that the installation complies with the code and the approved plans prior to issuance of a certificate of occupancy or final approval of the building permit. The landscape designer shall provide:

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- A. As-Built drawings signed and dated by both the owner/developer and the qualified landscape designer that the landscape installation is in accordance with the approved design drawings;
 - B. A letter signed and dated by the qualified landscape designer certifying that:
 - i. All plantings shown on the As-Built have been installed;
 - ii. All plantings are healthy and meet the sizes specified in the approved drawings;
 - iii. The letter shall include dated, representative photographs of the plantings at the project site by the landscape designer.
- C. Submission of incorrect or false As-Built drawings or certification by a landscape professional will result in their immediate prohibition to file future As-Built and landscape certifications for a period of not less than 5-years.

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From: Brooks Bennett <brooksbenett79@gmail.com>
Sent: Sunday, February 27, 2022 10:30 PM
To: Contact Council
Subject: Adoption of the proposed Urban Tree Canopy Policy

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

I support the proposed Urban Tree Canopy Policy for adoption into the Comprehensive Plan Update. Protecting significant trees and habitat corridors in our urban area is essential as we grow. Trees bring immense benefit that can be balanced with housing and economic development if we have a roadmap like this policy.

Brooks Bennett
21110 46th Ave SE
Bothell WA 98021
206-914-4632 m
brooksbenett79@gmail.com

=====

From: Nancy Johnson <najohnso@fastmail.com>
Sent: Tuesday, March 1, 2022 11:03 AM
To: Contact Council
Subject: Tree Canopy

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

Hello Councilmembers,

I've long been concerned about the loss of tree canopy in all areas of Snohomish County, so I am very supportive of Councilmember Dunn's plan to include a proposal that will promote and support tree canopy coverage and policy goals in the [Comprehensive Plan Update](#). While the proposal is excellent, it is imperative to ensure compliance.

The Annual Tree Canopy Monitoring Report will be a great tool to monitor maintenance of 30% canopy in the unincorporated Urban Growth Area of Snohomish County if sufficient resources for overview, inspection and monitoring are provided by the county. Currently the report does not reflect the reality on the ground.

In 2020 a group of volunteers representing many environmental groups in Snohomish County wanted to evaluate whether the Dept. of Planning and Development Services is managing development to successfully maintain 30% urban tree canopy. We obtained the landscape drawings listed in the 2018 Report for all ten of the properties that were required to achieve 30% tree canopy. We visited the properties and compared the trees on the drawings to the trees planted in the ground. We hired a certified arborist to evaluate three of the properties. We concluded that the Report does not accurately reflect the existence of trees in residential development permitted in 2017 and reported in the 2018 Annual Tree Canopy Monitoring Report.

Projects were not evaluated for appropriate type or location of trees, were not inspected for actual planting, staking, irrigation, or later tree removal. Almost 27,000 Sq. Ft. of existing trees said to be retained on plans were later removed. In some cases, small trees were planted elsewhere. The value of large trees was eliminated. Pruning and maintenance of trees are exempt from the tree canopy requirements in the code. But severe pruning of dozens of trees on properties will prohibit the required growth of 30% tree canopy in 20 years.

I think the proposed Urban Tree Canopy Policy can create a framework for supporting PDS in its efforts to guide sustainable growth in the unincorporated Urban Growth Area. I urge the Committee to vote to add the policy to the Comprehensive Plan Update as part of an urgent response to climate justice.

Thank you,

Nancy S Johnson
9411 216th St SW
Edmonds, WA 98020
206-371-5499

From: Pam Kepford <pamkepford@hotmail.com>
Sent: Tuesday, March 1, 2022 8:58 AM
To: Contact Council
Subject: Support urban trees

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

Urban trees support the health of the city through its people, through the air, and through water retention. Property values are enhanced by trees as well.

I support urban trees and encourage the Council to, as well. We NEED trees!

Pam Kepford
Everett, WA

Get [Outlook for Android](#)

From: Kate Lunceford <kurlykate888@gmail.com>
Sent: Tuesday, March 1, 2022 10:44 AM
To: Contact Council
Subject: Support for Motion 22-096

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

Dear Snohomish County Council,

I'm writing on behalf of the League of Women Voters of Snohomish County; P.O. Box 1146, Everett WA 98206 to ask you to support adoption of Motion 22-096.

We're at a crossroads in our county where growth can overwhelm our natural systems. This policy will create a framework for protecting and enhancing urban tree canopy to bring its tremendous benefits to our lives and environment. The policy language is taken from [A Guide to Community and Urban Forestry Programming](#) written by the WA Dept. of Commerce that helps jurisdictions tap technical support from the WA Dept. of Natural Resources to respond to climate justice with federal funding.

And recently Lands Commissioner Hilary Franz added plans with the [Snohomish River Watershed Resilience Action Plan](#); a 10-year plan for landscape-scale restoration of salmon habitat. Franz said, "We must confront head-on the threats that imperil our iconic salmon, from climate change and pollution to a growing population and increased urban development. That is where this plan comes in."

The League of Women Voters sent a letter in support of this policy to the Council that has been signed by 31 local and state groups including three city councils. Forterra, one of the signers, has been working in Snohomish County to assist with urban forestry plans in public places. They also published their [Forterra-Tree Retention on Privately Owned Land](#) in 2020 which says, "As the Puget Sound region grows..., the question of how to retain trees while maximizing housing affordability and economic development is an increasingly important issue facing policymakers. The idea that dense development is not compatible with tree preservation is a paradigm ripe for revisiting."

Urban tree programs can bring economic benefits to property owners. Trees and natural areas are highly valued by home buyers. Jobs can be created around management of urban forests and are eligible for funding by Washington's Community Forestry Assistance Grants and other DNR resources. Other grants sourcing is available.

Agencies within county government would have the opportunity to coordinate functions. Mike Carey manages Tacoma's tree program. They met with 10 departments and 25 different work groups involved with tree related processes. He said, "Just by having these conversations...we had some phenomenal revelations about process improvement, people having a better understanding of other people's work, just by having people in the same room having conversations..."

The community supports the volunteerism needed in urban forestry plans. The skills and passion of these endorsers show there are willing hands for these programs. We think the community county-wide hungers for opportunities too.

Thank you for considering this matter,

Sincerely,

Kate Lunceford

Board of Directors

League of Women Voters of Snohomish County

--

"Do the best you can until you know better. Then when you know better, do better." Maya Angelou

From: Joan Smith <joan.a.smith@gmail.com>
Sent: Tuesday, October 18, 2022 7:21 AM
To: Contact Council; Dunn, Megan; Low, Sam; Nehring, Nate; Peterson, Strom; Mead, Jared
Subject: Urban Tree Canopy Policy

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

Dear Council:

As smoke and haze choke our atmosphere and obscure the blue of what might be a beautiful autumn sky, I can't help but mourn the rapid decimation of the trees in the urban areas. Those trees provided and those remaining still provide a protective covering to promote the health of the living of this area - animals and plants!

The development community has certainly ignored the value of significant trees, not only in the urban areas but also as they expand into available lands of more rural areas. The push of population into our County means that many newcomers have little understanding of the value of our native tree canopy. Without a full understanding of the connectedness of trees, they fear their size. A tree canopy policy would allow for greater education before a hasty tree cutting decision!

Please support adding a tree canopy policy to our upcoming Comprehensive Plan 2024 Updates! Such a policy would promote the preservation, protection and planting of trees. These trees could serve the community as an ongoing buffer against the ravages of climate change. We need an emphasis on how important their work for the environment is!

Thank you,

Joan Smith
14106 64th Ave. W.
Edmonds, WA 98026
(425) 745-2576

From: hilltop.locust@frontier.com
Sent: Tuesday, January 31, 2023 3:51 PM
To: 2023Update@snoco.org, SCD-; 2023Update@snoco.org, SCD-; Titcomb, Sarah; McCrary, Mike; Somers, Dave J; Contact Council
Subject: COMPREHENSIVE PLAN UPDATE
Attachments: COMPREHENSIVE UPDATE 1-31-23.docx

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

Dear Sarah,

Please submit my attached comments concerning the Comprehensive Plan update and let me know that you have done such.

Thank you.

Sincerely,

Mickie Gundersen
425-218-9847

To: Snohomish County, Sarah Titcomb:

From: Mickie Gundersen
President of the Hilltop-Locust Community Group
1126 Lawton Road
Lynnwood, WA 98036-7122

RE: 2024 COMPREHENSIVE PLAN UPDATE

Over the last 25 years I have spent most of my time advocating for the environment. I have done this by mainly organizing a community group called, The Hilltop-Locust Community Group. We have done much to improve building in our community, but because of the constraints on citizens, we have not had much success compared to the amount of time and money we have spent and the amount of building that has gone on. So you can imagine that I am not very optimistic when it comes to giving input to the County. Why? Because I don't think it will do any good.

But, I have seen so much and know so much that I believe I owe it to my community and to the land to tell as much as I can, just in case there is someone in the County that cares enough and has enough Clout to help put in place the practices that I believe will make the needed change.

I want to also note that my use of the word citizens means anyone living in Snohomish County whether they are a United States citizen or not.

WHAT THE COUNTY MUST TO SO CORRECT ITSELF IN ORDER TO WORK FOR ITS CITIZENS.

1. First of all, the County needs to change it's philosophy from working for the "customer," the developer, and work for it's citizens, who live in their respective communities, pay huge property taxes and suffer the most from bad planning and development and will suffer the most from global warming from the lack of County follow through when it comes to making sure codes are followed and not eliminated by variance granting.
2. The County must stop trusting the word of the developers, whom we have found to be unreliable with what they say they are doing and what they say they will do and what they actually end up doing. County staff has told me that they don't check out all of what the developers submit. This is an error. This needs to change. The County must not take the word from an entity that stands to make a huge profit by omitting the truth.
3. The County must stop putting home building first and the environment second. The County professes that it cares about the environment, but it does not behave as if it does. One example. I called on PDS about a development and told the planner that there were two tributaries to a neighboring wetland that were planned to have houses built on top of them. The planner told me that they had to do that in order to get the wanted number of houses on that plat, because the County needed to build as many houses as it could.
4. The County must stop allowing developers to destroy wetlands and tributaries by submitting erroneous maps. Since most of the easily buildable land in the Urban Growth Area has been built upon, the County must actively review any development submittal with regard to environmental maps. The County must visit sites, especially if someone like a neighbor tells them what is really there and not mentioned on the map. It is my experience that all creeks,

wetlands, steep slopes, landslide hazard areas, etc. are often not shown either on the plat or next to the plat on the plat maps.

5. The County must **RETAIN** trees! From my experience on my acreage and other observations, I believe that with the lack of rainfall and lack of ground water, because much water is corralled into vaults and immediately sent to streams, that growing large trees such, as we have with our second growth evergreen trees, will never happen again. We must retain all the large trees we can. Since we know the value of trees with regard to global warming, it is criminal for Snohomish County to continue allowing developers to remove all trees from development. Even though we have had a tree ordinance since 2009, clear cutting is still being allowed, because that is what the development community wants. I met with the County and developers when the last tree ordinance was being drawn up and know this to be the truth.
6. Snohomish County must stop allowing developers to make mega millions off our land by destroying our natural resources both on the land they are developing and neighboring land. Here's an example, because of development upslope from my property that put all of the groundwater into vaults, my land has dried out. Huge trees have died, and are dying; a tributary and wetland dried up. I now water my dying trees and continually plant new ones, which don't grow unless I water. I have been watering now for 3 years and am using up way too much water, which is very costly. It takes me about nine hours a week to water and I don't water everything, just what scattered around an acre I cannot keep this up. In my case, this has been caused by the County only considering the needs of the developer and not the needs of the surrounding land and Swamp Creek 1000 feet away and below. At a hearing over this development I told the County and the Hearing Examiner that I was afraid my land would dry out. No one listened. The developer even agreed to pipe the drainage from house roofs onto my property to keep it from drying out. It was not allowed. How many other instances of neighboring land and trees have and are being ruined, because the decision was made without the consideration of the needs of the neighboring land?
7. The County must stop cheating its Citizens from the future targeted tree canopy by fudging on the stated outcome in the tree canopy ordinance. This is being done by giving credit for the predicted outcome from proposed tree plantings. There is a huge gap between the slated outcome and the actual outcome. For example the slated outcome for the planting of a Douglas fir tree is 480 square feet of tree canopy in 20 years. The size of the tree and canopy is measured by using the size that a Douglas fir tree can grow in optimal growing conditions of soil, clean air, water, space, microbes etc. The actual environment in a development has none of these conditions. Trees are planted in space that has had the good soil with microbes scraped and removed, water drained off and no space to get a canopy of 480 square feet. Because trees are crammed in left over spaces too close to houses and property lines, they will be cut down as soon as the homeowner or neighbor, becomes fearful of the towering unstable growth. **Trees, our main savior for global warming, must come first.**
8. The County must create a citizen's group that has input and clout in making decisions about development. This group must be put together by the citizens and not consist of any developer types or politicians. This group must be well known and advertised and promoted by the County in order to help mitigate citizen complaints with regard to development.
9. The County must consider and monitor all streams with regard to citizen land and stream altering, including small development and homeowners who may not be developing. Many in our community have built and reorganized their land that has wetlands or streams. This needs to be monitored. There needs to be information sent to all landowners on streams and

wetlands with regard to rules about protecting streams and wetlands. For example one landowner in our community filled in a wetland next to a stream that actually eroded a county road. The filling in was reported, but nothing was done by the County to stop it. This went on for many years.

10. The County must rethink its code with regard to water run off in order to allow runoff to be stored as ground water and not in vaults. This is the only way that we can maintain our streams in the summer months and hopefully keep our trees from dying. In addition, allowing the runoff to be held in the ground will help keep the streams from becoming raging rivers during storms. Too many of my neighbors are losing their land as the raging creeks erode their yards causing not only land loss, but building loss as well.
11. Snohomish County must totally revamp its practices with regard to community input for development. As it is now, residents are required to figure out on their own what to do if they see a pink development sign or receive a post card. Most residents know nothing about the development process or code. It is very difficult to navigate the County website and even if you could, you would find out that you don't have enough time, knowledge or money to make a difference with regard to a development happening in your neighborhood. By the time the community learns about a development, the County and developers have already spend years planning, revising code and keeping secrets so that others don't find out, in time about what's going on, to actually make a difference.
12. Snohomish County must require developers to pay for appeals to their development. There would be all kinds of positive outcomes if this were to happen. For example, developers would be forced to partake in community conversations and receive ideas from the community as to what might work better. Hopefully developers would be more forthcoming and honest with things like wetland delineation. Neighbors could give insightful input and request protections for their own property. In my experience, talking with a developer who is sincerely interested in the community produces peace and harmony and good development. More land might even become available if people felt they could trust the process.
13. There needs to be some kind of legislation that puts the Citizens of the County first and those who work in the County, such as developers second. County residents need to be given the most consideration as to what they want built in their communities without spending huge amounts of their incomes and savings to try to get developers and other to comply with code. Citizens should not have to pay to get the County to follow the rules. Snohomish County needs to be citizen and environment orientated. Once we get that kind of thinking in place, we can welcome those who wish to build knowing that they will highly regard those of us who already live here. Most of all, we can take care of our planet so that future generations can survive.
14. There needs to be a rebalance in Snohomish County so that more input can come from the masses and not mostly the wealthy few. We're all beginning to suffer from Global warming. Many aren't even aware of what is happening. Snohomish County needs to start an aggressive campaign to educate its citizens, and especially its employees, in an honest fashion that encompasses all of what is happening and how it can be, or if it can be mitigated. Snohomish County needs to be honest with itself and stop ignoring and pretending that Global warming isn't happening. Snohomish County needs to revamp its systems and perhaps change some of its employees so that everything it does is environmentally, globally and resident centered.

From: Eco, Debbie on behalf of Contact Council
Sent: Wednesday, February 1, 2023 9:16 AM
To: Contact Council; Countryman, Ryan; Campfield, Lisa
Subject: FW: Comp Plan update additional comment

For the Comp Plan record

Debbie Eco, CMC
Clerk of the Council
Snohomish County Council
425-388-7038

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From: hilltop.locust@frontier.com <hilltop.locust@frontier.com>
Sent: Tuesday, January 31, 2023 7:33 PM
To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>; 2023Update@snoco.org, SCD- <2024Update@snoco.org>; Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Contact Council <Contact.Council@co.snohomish.wa.us>; Somers, Dave J <Dave.Somers@co.snohomish.wa.us>; McCrary, Mike <M.McCrary@co.snohomish.wa.us>
Subject: Comp Plan update additional comment

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

Dear Sarah,

Here is an additional comment. Please add this to my other comments sent in today.

Starting now and in the new Comprehensive Plan Snohomish County must hire enough code enforcement officers that a development or complaint can be fully checked out, making sure that code, plans and mitigation are followed and completed.

Thank you,

Mickie Gundersen
President
Hilltop-Locust Community Group
1126 Lawton Road
Lynnwood, WA 98036-7122

From: Eco, Debbie on behalf of Contact Council
Sent: Wednesday, February 1, 2023 9:45 AM
To: Contact Council; Countryman, Ryan; Campfield, Lisa
Subject: FW: COMPREHENSIVE PLAN UPDATE

Follow Up Flag: Follow up
Flag Status: Flagged

Comp Plan Record

Debbie Eco, CMC
Clerk of the Council
Snohomish County Council
425-388-7038

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From: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Sent: Wednesday, February 1, 2023 9:44 AM
To: hilltop.locust@frontier.com; 2023Update@snoco.org, SCD- <2024Update@snoco.org>; 2023Update@snoco.org, SCD- <2024Update@snoco.org>; McCrary, Mike <M.McCrary@co.snohomish.wa.us>; Somers, Dave J <Dave.Somers@co.snohomish.wa.us>; Contact Council <Contact.Council@co.snohomish.wa.us>
Subject: RE: COMPREHENSIVE PLAN UPDATE

Good Morning,

Thank you for taking the time to comment on the [Land Use Element](#) of the [2024 Comprehensive Plan Update](#). I have forwarded your comments along to the Land Use planning team. Public comments are an essential component in the review of proposed policy amendments for the 2024 Update. Public comments help PDS understand the desires of the communities we serve, and help us provide the full context to any recommendations to the Planning Commission and County Council. All comments will be part of the public record.

Please let me know if you have any additional feedback or questions.

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: hilltop.locust@frontier.com <hilltop.locust@frontier.com>

Sent: Tuesday, January 31, 2023 3:51 PM

To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>; 2023Update@snoco.org, SCD- <2024Update@snoco.org>; Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; McCrary, Mike <M.McCrary@co.snohomish.wa.us>; Somers, Dave J <Dave.Somers@co.snohomish.wa.us>; Contact Council <Contact.Council@co.snohomish.wa.us>

Subject: COMPREHENSIVE PLAN UPDATE

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

Dear Sarah,

Please submit my attached comments concerning the Comprehensive Plan update and let me know that you have done such.

Thank you.

Sincerely,

Mickie Gundersen
425-218-9847

From: Brian Earl <brianedwardearl@gmail.com>
Sent: Monday, May 1, 2023 2:29 PM
To: 2023Update@snoco.org, SCD-
Cc: Todd Woosley; Lyle George
Subject: Capital Facilities and Utilities and Climate Change comments to the CPP
Attachments: Snohomish County CPP amendment phase 5 letter May 1 2023.docx

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

Please find enclosed my letter offering comments on the proposed changes to the above referenced elements to the 2024 comprehensive plan policy.

Brian Earl
(206) 817-2853

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Earl Family Avondale LLC
Brian E Earl, Mgr.
9336 46th Ave SW
Seattle WA 98136
(206) 817-2853
BrianEdwardEarl@gmail.com

May 1, 2023

Jacob Lambert
Snohomish County
Dept. of Planning and Development
3000 Rockefeller Ave
Everett, WA 98201

Re: 2024 Comprehensive Plan Amendments
Comments Phase 5, Capital Facilities and Utilities and Climate Change
preparation

Introduction,

I am the Manager and majority unit owner of Earl Family Avondale LLC, the owner of three parcels of land located in unincorporated Snohomish County. Their tax identification numbers are 00538000015600, 00538000015700, 00538000015800. They are located at the SE corner of Beverly Park Edmonds Road SW and Center Road SW. The area zoning is Business Park, and their future use is designated Urban Industrial with an overlay of the Urban Industrial Aerospace area. The properties are located within the Urban Growth Area designated in the previous Comprehensive Plan Policy.

My purpose is to offer comments on the 2024 Comprehensive Plan Policy amendments concerning the future development and Permitted uses in the area including property owned by Earl Family Land LLC in the 2024 Comprehensive Plan update process.

Phase 5- Capital Facilities and Utilities and Climate Change elements

The proposed Policy Plan change elements appear to conflict with one another as they relate to the use of my property. The Capital Facilities and Utilities element has an extensive section regarding storm water management, and another section which addresses development of Paine Field airport. I have offered previous comments in support of development at the airport, and maintaining the support for aviation, commercial, industrial and public facilities as they are particularly valuable to the county in fulfilling its mission of developing vibrant economic activity revenue from which in turn can be used to fund and support additional environmental protection.

The conflicting proposed policy plan elements are related to storm water management. Specifically, there are aspirational proposals to develop plans for surface storm water

management to protect and enhance water resources, but not prevent property damage and impairment from uses that could add value to the region as the plan policy provides. There is little to address the impact of storm water that is allowed to concentrate and flow onto adjacent properties. Upon closer examination the actual county practice as it relates to the land adjacent to Paine Field airport is that storm water is not being managed appropriately, and the policy plan proposals which address increasing the use of underutilized aerospace industrial lands are in conflict when they do not address mis managed storm water runoff from a vital economic asset such as Paine Field airport.¹ I do support a policy plan amendment to require the County to identify specific storm water facilities that allow the development of underutilized industrial lands near Paine Field airport. This would increase economic activity creating revenue that could fund environmental preservation projects (including storm water management) elsewhere and sooner than currently planned. If the proposed plan policy is to limit uncontrolled surface storm water from damaging and impairing adjacent properties from realizing their economic potential in an existing Urban Industrial area, I would support that, but from all appearances this is not the current county practice.

In my previous submission I have addressed the specifics on the lack of storm water management in the southern parts of the Paine Field urban industrial area and aerospace manufacturing subarea, and I would reiterate my concerns from those comments to these proposed policy plan amendments on Capital Facilities and Utilities as they relate to storm water and development of the airport. The goals of mitigation and management of storm water and development of the airport and surrounding industrial areas do not have to conflict with each other.

I have no comments specifically for the Climate Change policy elements, only in that my specific concerns raised in the storm water management discussion above also applies since the forecasted increase in precipitation will only make this a greater concern. Climate Change is a massive challenge for every citizen, property owner, business and governmental organization, I am pleased that this is being addressed.

Respectfully,

Brian E. Earl

¹ As I have mentioned previously, airports contain large, paved areas, such as runways, taxiways, aircraft storage, aircraft service, large parking lots for several types of users of airports (aircraft service employees, airport staff, airport passengers, and others).

From: Brian Earl <brianedwardearl@gmail.com>
Sent: Monday, May 1, 2023 2:29 PM
To: 2023Update@snoco.org, SCD-
Cc: Todd Woosley; Lyle George
Subject: Capital Facilities and Utilities and Climate Change comments to the CPP
Attachments: Snohomish County CPP amendment phase 5 letter May 1 2023.docx

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Brian Earl
(206) 817-2853

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Earl Family Avondale LLC
Brian E Earl, Mgr.
9336 46th Ave SW
Seattle WA 98136
(206) 817-2853
BrianEdwardEarl@gmail.com

May 1, 2023

Jacob Lambert
Snohomish County
Dept. of Planning and Development
3000 Rockefeller Ave
Everett, WA 98201

Re: 2024 Comprehensive Plan Amendments
Comments Phase 5, Capital Facilities and Utilities and Climate Change
preparation

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Phase 5- Capital Facilities and Utilities and Climate Change elements

The proposed Policy Plan change elements appear to conflict with one another as they relate to the use of my property. The Capital Facilities and Utilities element has an extensive section regarding storm water management, and another section which addresses development of Paine Field airport. I have offered previous comments in support of development at the airport, and maintaining the support for aviation, commercial, industrial and public facilities as they are particularly valuable to the county in fulfilling its mission of developing vibrant economic activity revenue from which in turn can be used to fund and support additional environmental protection.

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management to protect and enhance water resources, but not prevent property damage and impairment from uses that could add value to the region as the plan policy provides. There is little to address the impact of storm water that is allowed to concentrate and flow onto adjacent properties. Upon closer examination the actual county practice as it relates to the land adjacent to Paine Field airport is that storm water is not being managed appropriately, and the policy plan proposals which address increasing the use of underutilized aerospace industrial lands are in conflict when they do not address mis managed storm water runoff from a vital economic asset such as Paine Field airport.¹ I do support a policy plan amendment to require the County to identify specific storm water facilities that allow the development of underutilized industrial lands near Paine Field airport. This would increase economic activity creating revenue that could fund environmental preservation projects (including storm water management) elsewhere and sooner than currently planned. If the proposed plan policy is to limit uncontrolled surface storm water from damaging and impairing adjacent properties from realizing their economic potential in an existing Urban Industrial area, I would support that, but from all appearances this is not the current county practice.

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Respectfully,

Brian E. Earl

¹ As I have mentioned previously, airports contain large, paved areas, such as runways, taxiways, aircraft storage, aircraft service, large parking lots for several types of users of airports (aircraft service employees, airport staff, airport passengers, and others).

From: Brian Earl <brianedwardearl@gmail.com>
Sent: Wednesday, May 31, 2023 4:12 PM
To: 2023Update@snoco.org, SCD-
Cc: Todd Woosley; Lyle George; Contact Council
Subject: Phase 6 comments
Attachments: Snohomish County CPP amendment phase 6 May 31 2023.docx; Screenshot 2023-05-31 at 16-08-47 PDS Map Portal.png

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

Please find attached to this e mail my Phase 6 comments. I am also attaching a screenshot of the map of the parcels that I mention in my letter and also previous comments and correspondence.

Brian Earl
(206) 817-2853

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Earl Family Avondale LLC
Brian E Earl, Mgr.
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Seattle WA 98136
(206) 817-2853
BrianEdwardEarl@gmail.com

May 31, 2023

Jacob Lambert
Snohomish County
Dept. of Planning and Development
3000 Rockefeller Ave
Everett, WA 98201

Re: 2024 Comprehensive Plan Amendments
Comments Phase 6, Transportation, Tribal coordination

Introduction,

I am the Manager and majority unit owner of Earl Family Avondale LLC, the owner of three parcels of land located in unincorporated Snohomish County. Their tax identification numbers are 00538000015600, 00538000015700, 00538000015800. They are located at the SE corner of Beverly Park Edmonds Road SW and Center Road SW. The area zoning is Business Park, and their future use is designated Urban Industrial with an overlay of the Urban Industrial Aerospace area. The properties are located within the Urban Growth Area designated in the previous Comprehensive Plan Policy.

My purpose is to offer comments on the 2024 Comprehensive Plan Policy amendments concerning the future development and Permitted uses in the area including property owned by Earl Family Land LLC in the 2024 Comprehensive Plan update process.

Phase 6- Transportation and Tribal coordination

The proposed Policy Plan change elements for transportation covers many broad topic areas. I encourage the policies such as 3.A.2, 3.A.3 and 3.A.4 to be adopted to allow for proper mitigation and drainage of surface water when roadways, and roadbeds, impound and channel surface water in ways that impair the use of the adjacent property. The roadway network should not allow surface water to be impounded in areas where it otherwise would not. As I have mentioned in my previous comments in this process, roadbeds act as a type of levee which impounds surface water, and this limits use of adjacent property that could be better utilized and is needed for developing economic growth in the aerospace industrial sector that is important for Snohomish County. This negative impact could be mitigated if proper facilities for drainage for surface water around the existing roadway network were built. As existing roads are expanded, additional roads built, and as commuting near existing economic centers (*i.e.*


Paine Field Airport and associated industrial manufacturing and aerospace servicing operations) increases this problem will only increase in scope if not addressed. By this reference I would incorporate earlier comments submitted on the phases addressed earlier to this comment as they apply to the policy changes to the Transportation element, since the policies on the Transportation element are interconnected with the other elements.

The local area surrounding Paine Field depends on a robust transportation network to allow for access to industrial users, those seeking access to the commercial airport at Paine Field, and transit for the various users of the immediate area.

I have no comments specifically for the Tribal coordination other than it is important to coordinate with the tribal entities as they are stakeholders in the region. I am not aware of any specific concern tribal coordination has to the properties referenced in my comments, here or previously in the comment process.

Respectfully,

Brian E. Earl

An aerial photograph of an industrial area with a red overlay. The red area follows a road network, including a major road that runs diagonally from the top right towards the bottom center, and another road that runs horizontally across the middle. A yellow inset in the top right corner shows a closer view of a building with a sign that reads "WALSH".

Urban
Industrial

From: Titcomb, Sarah
Sent: Friday, April 5, 2024 10:17 AM
To: Hickey, Lisa
Subject: FW: 2024 Docket Timeline Questions

Follow Up Flag: Follow up
Flag Status: Completed

Another public comment.

Thanks,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2128 | Sarah.Titcomb@snoco.org

she/her/hers

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From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Friday, April 5, 2024 9:57 AM
To: Andrew W. Levins <Alevins@vnf.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: RE: 2024 Docket Timeline Questions

Hi Andrew,

Thank you for your email regarding the Snohomish County Council process for considering the 2024 Update of our comprehensive plan and the Final Docket XXI proposals. The schedule for briefings and the public hearing is at the County Council discretion, and what was outlined in the presentation on Tuesday was a suggestion and guide prepared by staff, but definitely subject to change.

We anticipate there being a series of briefings at Council committee meetings, and there is an opportunity for Public Comment at each of those briefings. Also, you can provide testimony at the Council's public hearing on the 2024 Update. Since the schedule for those briefings and hearings is at the discretion of the County Council to it will be best to track the Council agendas at <https://snohomishcountywa.gov/172/County-Council>.

The April 16th or May 7th Planning and Community Development Committee meetings may be good opportunities to provide comment during the Public Comment periods. There may also be a special meeting scheduled in that timeframe which might be when the docket proposals are discussed in more detail. In addition, you may provide written comment at any time to the Council at Contact.Council@co.snohomish.wa.us.

I hope this is helpful,

Frank Slusser | Senior Planner

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

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From: Andrew W. Levins <Alevins@vnf.com>

Sent: Thursday, April 4, 2024 2:53 PM

To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>

Subject: 2024 Docket Timeline Questions



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Hi Frank,

I hope this email finds you well, I have a few follow-up questions with regards to the 4/2 County Planning and Community Development Committee meeting where the docket items were introduced to Council. I'm hoping you can give me some additional clarification, since David K. wasn't left much time to present!

1. What is anticipated to occur at the Council briefings scheduled between April 16 and June 4? Are discussions limited to the items indicated on the committee presentation slide (attached)?
2. From the presentation slides, it looks like April 16th is the date of the briefing wherein the docket will be discussed in greatest detail. Is this accurate?
3. It sounds like Staff is tentatively expecting docket hearings in August. Will this be the only time to present oral comment on the docket outside of general public comment, and if not, when else could oral comment be provided speaking specifically to these items?

Sometimes a call is easier — if so, feel free to contact me at either my direct or cell numbers below. Otherwise, thank you so much for your time!

Best Regards,

Andrew W. Levins | Land Use Planner



1191 Second Avenue, Suite 1800

Seattle, WA 98101-2996

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From: 2023Update@snoco.org, SCD-
Sent: Wednesday, April 24, 2024 3:28 PM
To: Hickey, Lisa
Subject: FW: Online Form Submission #153220 for General Comment Form for the 2024 Comprehensive Plan

Good Afternoon,

Below is a new email correspondence about the Comprehensive Plan update.

Best,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Sent: Wednesday, April 24, 2024 3:27 PM
To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>; garyswett@yahoo.com
Subject: RE: Online Form Submission #153220 for General Comment Form for the 2024 Comprehensive Plan

Good Afternoon,

Thank you for reaching out about the 2024 update to the Snohomish County Comprehensive Plan. It is important to note that the Comprehensive Plan update for Snohomish County is for the unincorporated areas of the county only, and the address listed in your comment below is located within the City of Everett. To comment on the City's separate Comprehensive Plan update process, please reach out to City's planning department at planning@everettwa.gov.

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, April 22, 2024 5:40 PM

To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>

Subject: Online Form Submission #153220 for General Comment Form for the 2024 Comprehensive Plan

General Comment Form for the 2024 Comprehensive Plan

Introduction

Please use this form to send a question or comment about the 2024 Comprehensive Plan Update.

WHAT IS THE COMPREHENSIVE PLAN?

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- *Meet state and local requirements, in particular for locating over 80% of the population growth to cities and high-capacity transit areas while preserving rural areas and enhancing natural areas.*
- *Update the elements of the comprehensive plan to reflect new data and information for transportation, parks, and recreation, housing, economic development, land use, natural environment, and capital facilities.*
- *Reflect input from the community.*

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Para solicitar esta encuesta en español, envíe un correo electrónico con el siguiente asunto: "2024 Update General Comment- Spanish Translation Request" y enviarlo a 2024Update@snoco.org desde la cuenta de correo electrónico a la que usted desee que respondamos. Asimismo, puede ponerse en contacto con el Coordinador del título VI del Condado de Snohomish al teléfono 425-388-6660.

이 설문 조사를 한국어로 요청하시는 경우, 당사에서 회신해 주기를 바라는 이메일

주소인 2024Update@snoco.org 로 "2024 Update General Comment - Korean Translation Request" 이라는 제목의 이메일을 보내 주시기 바랍니다. 또는 425-388-6660 번으로 전화하면 Snohomish County Title VI 코디네이터와 상담을 할 수 있습니다.

Contact Information

Submitted by	Individual
(if applicable) Organization	<i>Field not completed.</i>
First Name	Gary
Last Name	Swett
Address	2918 Hoyt Ave Apt 104
City	Everett
State	Wa
ZIP Code	98201
Email1	garyswett@yahoo.com
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Your Comment

Question/Comment	<p>The Comprehensive Plan update for Snohomish County addresses increased housing needs for some 300,000 additional residents between now and 2044.</p> <p>One of the goals of the plan, as I understand it, is to allow more flexible housing development with existing structures, specifically DADU's in Everett.</p> <p>I have such a candidate located at 2202 Hoyt Ave.</p> <p>The subject property is in a R-3 zone which allows for multiple units on one lot. In this case, an existing garage/storage building sits in the back of the property. We want to convert the garage into a DADU. The problem is, it sits on the property line without the required setbacks.</p> <p>I approached the planning department with a proposal for the DADU but was turned down due to insufficient setbacks.</p> <p>The building in question lies parallel to the alley behind the</p>
------------------	--

property. The historic district terminates in the center of the alley (between Hoyt and Rucker). Were this building 20 feet west, it would be included in the historic district which allows for a

DADU with no required setback.

I would like to propose the historic district be expanded in the Bayside neighborhood to include a much larger area. This would accommodate existing buildings which could qualify for DADU's without the required setbacks.

In this case, the garage was built most likely in the 1930's before modern building standards were adopted. This is one of the reasons these buildings were granted an exception to today's setback requirements because they are in a historic area. The house was built in 1901.

In order to meet our future housing needs, we're going to rely on more potential prospects like this.

If denied because of arbitrary zoning, we won't progress toward our goal.

Thank you for your consideration.

Gary Swett

(Optional) Please upload any files that will help us better understand your comment(s).

[17138327182596081279809398457301.jpg](https://www.17138327182596081279809398457301.jpg)

Email not displaying correctly? [View it in your browser.](#)

From: Titcomb, Sarah
Sent: Friday, April 26, 2024 10:05 AM
To: Hickey, Lisa
Subject: FW: Comprehensive Plan Submission

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below is a continuation of a conversation with a member of the public that began earlier this week regarding the 2024 update.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Titcomb, Sarah
Sent: Friday, April 26, 2024 8:50 AM
To: Gary Swett <garyswett@yahoo.com>
Subject: RE: Comprehensive Plan Submission

Good Morning,

Thanks for following up. I would recommend speaking with the City of Everett's planning department. They will be able to help walk you through any changes proposed with their Comprehensive Plan update as well as any proposed changes to their development regulations for ADUs.

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Gary Swett <garyswett@yahoo.com>
Sent: Thursday, April 25, 2024 6:49 PM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Comprehensive Plan Submission



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

Sarah,
I received your message re: my comment meant for submission to the hearing May 1st.
I now know the emphasis is on the unincorporated areas of Snohomish County, not Everett where my property is located.
I'm not sure how to proceed since you are not addressing any potential zoning changes within the city limits.
The mayor's office is in support of more flexibility for additional housing within the city.
Is this a matter of waiting until such time the planning dept re-visits ADU requirements within the city limit?
Thank you. Gary Swett

Thank you for reaching out about the 2024 update to the Snohomish County Comprehensive Plan. It is important to note that the Comprehensive Plan update for Snohomish County is for the unincorporated areas of the county only, and the address listed in your comment below is located within the City of Everett. To comment on the City's separate Comprehensive Plan update process, please reach out to City's planning department at planning@everettwa.gov.

Best Regards,

Sarah

Sarah Titcomb | Principal Planner

Snohomish County Planning and Development Services | Long Range Planning Division

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2128 | Sarah.Titcomb@snoco.org

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Contact Information

Submitted by

Individual

(if applicable) Organization

Field not completed.

First Name

Gary

Last Name

Swett

Address

2918 Hoyt Ave Apt 104

City

Everett

State

Wa

ZIP Code

98201

Email1

garyswett@yahoo.com

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Your Comment

Question/Comment

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Gary Swett

(Optional) Please upload any files that will help us better understand your comment(s).

17138327182596081279809398457301.jpg

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

From: marlenewildblue3@aol.com
Sent: Monday, May 13, 2024 2:44 PM
To: kristen.mitchell@atg.wa.gov; pccouncil@piersecountywa.gov; commissioners@co.skagit.wa.us; kitsapcommissioners@kitsap.gov; Contact Council; whatcom@co.whatcom.wa.us
Subject: jurisdiction and re-mapping what constitutes valid trust lands
Attachments: thumbnail.jpeg

Dear Kristen Mitchell (ATG) and to certain County councils forwarded here:

The information contained in the attached, which was directed to parties in Whatcom, should raise a few questions for all counties with Indian reservations in Washington State. The Comprehensive Plan, directed by our State, asks the various counties to "work" with their local tribes to come to some kind of mutual agreement in regards to jurisdiction. That is fine where valid trust lands continue to exist. The problem is the assessor records are not accurate and it is essential they be cleaned up. It was over fifteen years ago that I went to the State Auditor to explain how our assessor records showed that the recording of exemptions and trust status was not accurate. The auditor said she was going to put corrective language in writing to our assessor. A week later she called me to explain that her higher ups told her that she was not to put anything in writing. Why do people keep covering up mistakes?

A 1954 land survey record that I received from a now deceased member of congress clearly shows that the majority of reservations in our State held no trust or "government" lands in 1954. It appears tribes on former trust reservations will not get final formal approval for fee back to trust, once a reservation has extinguished "all" federal title. This would have occurred for them under the Dawes Act. Most don't know that none of the Point Elliott Treaty reservations were ever trust reservations. As

explained in the attached communication, all the Point Elliott Treaty groups were issued "restricted fee patents," lands that remained upon the public domain. The lifting of restrictions on those lands occurred under another federal act addressed in the attached. This is why "purported" trust deeds must be examined closely for the required restricted phrase that states " the land is restricted from alienation unless approved by the Secretary." I know, per a deposition of the Bureau of Indian Affairs(BIA) for the Lummi groundwater suit, that when the question was asked if deeds are being recorded that are not valid trust deeds that the BIA official played "ignorant." Their response was that they really didn't know but that "anything can be recorded."

I am aware that following a conference, more than 15 years ago for assessors on fee to trust, that the State Tax Revenue Department did subsequently send a letter to the assessors. It explained that the deeds, to qualify as federal trust, needed to have the restricted phrase mentioned above. BUT, have the records been corrected? In our county, that doesn't appear to be the case. I suspect so in other counties. The problem that has occurred is that "trust" reservation case law has been and continues to be applied where certain federally recognized tribes no longer should be operating in a sovereign manner. Per the 1954 land survey and the *Goudy* case of 1906 (see attached for more information on that case), the majority of our reservations should be operating exclusively under State civil and criminal jurisdiction. The mapping of reservation lands should be an ongoing process!! County Councils across our State must ensure there are funds to ensure this process gets addressed.

Support for the adoption of the Centennial Accord, by a former Governor and our State legislature, has compounded the problem of inappropriate jurisdiction. Power once recognized and taken away is a difficult pill to swallow. As also explained in

the attached, it appears the State agreed to an assertion of sovereignty in the Judge Boldt fisheries suit in what appears to be false pre-court agreement statements. The *Gobin* case, land use jurisdiction out of Tulalip, used trust reservation law as it applied to a non-trust reservation. Yes, those members voted for the Indian Reorganization Act (IRA), but the BIA appeared to let many tribes, not qualified, adopt the IRA constitution. The Lummi, whose members voted against the IRA, were also inappropriately given an IRA constitution. That IRA authority has inappropriately been stated as their statutory authority, for purposes of trying to put lands into trust, until it was pointed out that their members rejected the act. They have subsequently attempted to use other inappropriate authority or none at all. I just found out that that Interior is now doing a historical land analysis for each tribe, to see if they had federal lands under federal superintendence in 1936. Lacking federal superintendence, they are not qualified to put lands into trust. I was told the analysis started about three or four years ago. Guess what, the Lummi have not tried to put any lands in trust since then. Guess that analysis may eliminate any future tricks by BIA officials. But, the present situation must be corrected.

There has been the recent disestablishment of the Osage reservation, one of our more than 574 Federally Recognized tribes. While disestablishment will effect the groups jurisdiction, where they have tried to take it, it will not any way affect federal services they receive. Congress, has known since the 90's, that the vast majority of tribes no longer act with governmental sovereignty which is why they have adopted legislation to provide all the federally recognized groups with federal services. These services will continue, in my opinion, until some party raises the question of whether such services are race based as opposed to political.

The fact the Comprehensive Plan is up for review again is what has provided me the opportunity to again call attention to the many errors that remain unattended to by our governmental leaders, causing property owners within certain Indian communities much distress. Simply directing our assessors to distinguish what are valid trust deeds with appropriate "follow up" by the councils will help bring our communities back to sanity. Perhaps by doing so, the issue of disestablishment does not need to be addressed. Not being an attorney, that is a legal question. I am instead a former educator, former Ferndale School Board member, former Whatcom County council member and a party that is dedicated to unraveling the tragic issues related to Indian law where has been inappropriately applied.

Please share this information with your prosecutors, assessors, sheriff other county councils and members of the public where you think there may be interest. I have forwarded only one exhibit, but will forward the 1954 land survey and many others upon request.

Regards,
Marlene Dawson 4005 Salt Spring Dr. Ferndale, Wa. 98248
phone 360-739-5428
email - marlenewildblue3@aol.com

Lummi Nation Constitution Revision

The Lummi Constitution is a generic model intended for tribes organized under the Indian Reorganization Act (IRA Tribes). Lummi is not an IRA Tribe and should not have adopted the section requiring approval of the Commissioner of Indian Affairs for such government processes as Constitutional amendments and Tribal ordinances.

The Lummi people have always been capable of governing themselves. The Lummi people need to consider regaining control of their own destiny by taking this first step and eliminating the need for Commissioner approval to amend our own Constitution.

The Assistant Secretary of Interior's office has indicated that only 26 tribes in the United States have a generic model Constitution, and recommends that affected tribes move to eliminate the requirement for BIA approval for tribal constitutions, as soon as possible.

Also, LIBC has a sense of urgency due to the pressures being applied at local and federal levels to eliminate tribal sovereignty. The director of the BIA Portland Area Office has indicated he will approve Lummi's proposed amendment.

At the Annual General Council Meeting, 10:00 a.m., Saturday, January 6, 1996, a formal hearing will be held to hear comments from the Lummi General Council on the above proposed amendment.

Please remember to vote on the proposed amendment.

Voting will be held during the General Election, January 27, 1996, 8:00 a.m. - 8:00 p.m. If you are not registered to vote, you can still register at the Tribal Enrollment Office until January 17, 1996.

Other Meetings or forums may be scheduled at the request of the General Council to discuss this proposed amendment and answer questions. To schedule a meeting, call: Shirley Leckman at (360) 384-2226.

The new wording of the proposed amendment will transfer the power to amend the Lummi Constitution from the Commissioner of Indian Affairs to the Lummi General Council.

DDAWCC14

From: marlenewildblue3@aol.com
Sent: Monday, May 13, 2024 3:03 PM
To: kristen.mitchell@atg.wa.gov; pccouncil@piercecounitywa.gov;
commissioners@co.skagit.wa.us; kitsapcommissioners@kitsap.gov; Contact Council;
council@co.whatcom.wa.us
Subject: communication was missing in attached
Attachments: Planning Commission and Whatcom County.docx

Sorry, when I attached the single exhibit, the other attached communication, previously forwarded to Whatcom County council, seemed to have disappeared.

Regards,
Marlene Dawson

To: Whatcom County Planning Commission Members and the County Council - May 5, 2024

Subject: Unsettled land jurisdiction as it relates to the Lummi Reservations and Whatcom County

As it regards the Comprehensive Plan to be adopted for 2025 and the Lummi Reservation, jurisdiction should be determined through proper legal determinations. Important land issues for purposes of the 2025 Comprehensive Plan and other important matters relating to title issues should not remain in limbo. A request should be made to the Council, by the County Planning Commission, that the Council request a determination be made as to whether Lummi is a disestablished reservation. The question of disestablishment appears to be the best way to approach the subject matter.

For many decades and for what appears to be the purpose of helping Indian groups receive federal funds and get tax exemptions and to increase job security of those in the Bureau of Indian Affairs (BIA), falsehoods and distortions relating to land status have been promoted by the BIA. Much of the information espoused counters subsequent records obtained. Assessors have never been adequately informed and appear to have failed to approach the County prosecutor with a request to explore the inconsistency of properties mapped as being alienated by the bureau but recorded as trust. Then is the fact that findings of respected entho-historians, as it concerns the Indian Lands Claim Commission findings, are being ignored. Why has the *Goudy* case, which I will later address, also continued to be ignored? By ignoring the hard questions, a make believe political sovereign has been created out of thin air. This created sovereign has created havoc with both members and non-Indians living within the community as well as for those outside the community.

An attempt to create a record of disestablishment of the reservation was initiated in the late 70s or early 80s by non- Indian residents. The party satisfied two of the three arguments required by Judge Barbara Rothstein. The third argument required them to identify the congressional act that opened the reservation. It was the Treaty not the 1887 Dawes Act. The Dawes or Land in Severalty Act, also called the General Allotment Act had been incorrectly identified by the parties for purposes of opening the reservation. It is this third argument that now needs to be provided to the court. I will address more on that later.

As a pro-se in the Lummi Peninsula water suit, I supported there was no federal water right and requested dismissal of the suit because there was no existing federal trust lands. This initial motion, requested by myself, was dropped because I was not able to be present to address my motion at the next hearing. The other participating parties let the issue drop. I was eventually able to present to Judge Zilly case water law from Arizona that mandated any party in the suit, requesting information to prove a federal water right aliens with existing federal title to lands, for purposes of water quantification, be provided that information. Arguing that the Arizona case be applied, someone in the suit followed up by supplying to the Judge my exhibit of a 1954 General Land Survey. I had submitted this 1954 exhibit for documentation early on but it had been vacated due to the tribal/federal motion to delete all land survey exhibits and land title correspondence. The judge had agreed to this request in so far as I failed to appear at the hearing to consider the motion. One of the attorneys in the suit later admitted that the judge was not treating me fairly and encouraged me to keep doing what I was doing. It was obvious to me the State was being directed in another direction.

It is in a footnote of the 1954 exhibit, the reservations associated with the Point Elliott Treaty, are identified as holding no title to trust lands. It asserted the lands were held as restricted fee patents as

opposed to trust. There were only 2 acres listed as being “government” owned. This land analysis would apply to tidelands as well as uplands. There have been other land analysis done by Interior. Some held a specific category titled for submerged lands. But, these too failed to reflect submerged lands held by the Lummi, the Point Elliott Treaty Indians as a group, or even the federal government. The Justice Department and the Corps are the only federal agencies accepted as being qualified to do federal title reports. It appears one has been performed by the Corps on the tidelands but a request to see such is only likely to be released under initiated court actions. I suspect one exists because my husband and I met a retired Corps gentleman at a convention. When we identified the location of our residence, he stated he knew it well. He stated, he had met Lummi officials at their headquarters to explain they do not hold title in the tidelands.

Judge Zilly, who had oversight of the Peninsula water suit, asked if the 1954 land survey exhibit was accurate in showing only 2 acres of federal land. When the parties did not answer, Judge Zilly impatiently answered that those two acres were for a school. The unspoken conclusion was that those acres are in public domain, not held by any “tribe.” The parties knew that Judge Zilly was not happy with being presented this new information. It would affect findings he had already established. As mentioned, I was previously not allowed to present this 1954 land survey exhibit. It was only exposed by another member of the suit after the Arizona water case was argued. I might mention that the two acres, were transferred in the same year to the Bellingham School district. The school built is the former, now closed, Marietta School.

There are three types of reservations 1. aboriginal 2. trust and 3. public domain. At any one time, in this water suit, the Lummis and Federal government were making assertions of aboriginal title. The State was asserting trust title. I had come in with support of a temporary public domain reservation. The 1954 exhibit and case law that had been brought forward forced the parties to come back to the Judge requesting mediation. As a pro se, I was left out of the subsequent mediation and the parties concluded with a settlement wherein the State gave up water jurisdiction over property held by Lummi members. Without question, those actions have continued the lie of purported sovereignty.

It appears the mediated settlement goes back to the Boldt fishing suit wherein the State make a false pre-court agreement statement asserting all the treaty groups held “exclusive” title to certain lands. Such an assertion is one associated with tribes holding aboriginal and unceded title. This case appears to be the reason that Lummi are now asserting all their lands are “unceded” per their Land Acknowledgment Statement with Ferndale School District. You must understand, one lie leads to another and when no one says stops to correct things, they snowball. The Point Elliott Treaty clearly states in Article One that the signatory tribes ceded “all” their right, title, and interest to **land** in the U.S. and its territories. Cession was further cemented with compensation and by signing the treaty.

Many Indian groups will assert that restricted fee patents are the same as trust. Trust land is federally titled as being owned by the federal government. Use and occupancy is held by the Indian occupants on trust parcels, not ownership. On the other hand, restricted fee, is owned by the individual Indian. In a case between the Puyallups and Washington State, it was proven they are not the same. The case was *Silvas Cross v. State of Washington* 911 F 2d 341 (9th Circuit) 1990. Restricted fee is a type of fee title where the guardianship is over the individual Indian until competency is proven or a date is set for purposes of lifting the restrictions. Even though the Bureau of Indian affairs refers to both as trust, BIA written communications have acknowledged the distinctions. The restrictions placed on both trust and restricted fee lands relate to the inability to sell the lands or have it taxed or liened.

The case *James Goudy v. Edward Meath* 203 U.S. 146 (1906) supported that all the restrictions were lifted on Indian lands allotted in severalty, in Washington State. In severalty again means in one's own name or Indian lands owned by the individual, as opposed to ownership being with the federal government. With the official lifting of restrictions on Indian lands held as restricted fee, *Goudy* affirmed the lands were placed under the jurisdiction “**both**” civil and criminal of the State of Washington. **This case is applicable to the former restricted fee lands held at Lummi.**

The issue of restricted fee status for the Point Elliott Treaty reservations go back to directives placed in the treaty. It is Article 7 of the Point Elliott Treaty where reference is made to the Omaha Treaty. The reference was made for purposes of complying with how land assignments were to be made. The compliance also required adherence to the two requirements that must be satisfied before the lifting of restrictions. *Goudy* validated that those requirements had been satisfied in Washington State! Once fulfilled, the case again confirmed “both civil and criminal” jurisdiction are under the State. Interior communications has supported the same.

The two steps required, for purposes of lifting the restrictions, required that an action be initiated by the State legislature. The subsequent step required congressional approval of the State action. Early on, RCW 64.20.010.025 was initiated by our State legislature. It is titled “Puyallup Indians – right of alienation.” The legislation is not restricted to the Puyallups. The body of the legislation addresses “all” reservations in this state holding title to lands in severalty as having their restrictions lifted. The congressional act of approval, which matched the State's legislative action, is found at the bottom of the State's RCW. Congress approved the State legislative action March 3, 1893 per the Wilson Act. It postponed the action for 10 years or until 1903.

While treaty requirements were being satisfied for certain reservations in Washington State, other federal action was aimed at trust reservations through out the U.S. That goal was to return Indian trust properties back into the public domain, by issuing restricted fee patents to the Indians. It appears that in Washington State, where strong chiefs existed, treaties had been negotiated that removed the lands from the public domain (cession status) and placed them into federal trust for purposes of continuing tribal jurisdiction. It was the Dawes Act of 1887 that returned these trust reservations lands to the public domain by issuing restricted fee patents. After competency was felt to have been satisfied, the restrictions were to be lifted and the owner provided a fee simple deed. The Dawes Act delayed the dropping of restrictions for 25 years. With the issuance of fee simple title, the Indians had the same rights and responsibilities as those held by the white settlers. Lummi had their lands assigned out to Indians in their own name **before** the Dawes Act was adopted. Without question, the land assignments as outlined in the Omaha treaty, with the subsequent issuing of restricted fee patents and the lifting of restrictions was the template for the Dawes Act.

Later, congress reversed action as it related to the Dawes Act. Under the Indian Reorganization Act (IRA), trust reservations were allowed to “restore” their reservations, should their members vote for governance purposes to operate under IRA constitutions and its regulations. The IRA was not aimed at overturning treaties where temporary ones had been created or where lands had been ceded, compensated and the Indians already assigned public lands for the “privilege” of settlement. Understand, the Point Elliott Treaty lands assignments were outside any type of compensation for the lands that had been ceded. Additionally, **congress can not create authority where none exists. And this County should not be handing off its authority and jurisdiction.** To clarify, Congress allowed Indians on trust reservations, per treaty actions, to govern their affairs because the lands have been

“removed” out of the public domain and placed on federally owned lands. Once lands are removed back to public land status, and restriction are lifted, the lands do **not** qualify as Indian lands.

As we know, confusion has occurred through ignorance and intentional confusion. Lummi and their members on any one day will purport to be on a trust reservation. They were unwittingly treated as such for purposes of acquiring the surplus navy base property. It has been affirmed that only trust reservations qualify for surplus federal lands. In addition to distortion of words like restricted fee and trust, use of certain property deeds have also been used to confuse. For example, when fee simple title has been issued to the Indians the title on the deed stated, “Restricted Indian Land.” It was only in the body of the deed that one realizes the land is not federally owned or restricted in any way.

Current fee to trust deeds operate with the same confusion. Indians applicants record purported trust deeds but they either list invalid “statutory of authority” for putting lands into trust or none at all. A statement of statutory authority is a requirement for fee to trust! Lummi have no statutory authority in that their members rejected the IRA. The IRA is the main authority for fee to trust. Specific congressional action is another avenue to have lands placed into trust. When lands are officially accepted into trust, they must be listed in the Federal Register. There are no lands listed for the Lummis or other Point Elliott Treaty Indians.

Lummis will assert the tidelands are in trust for them but they can present no title, consequently they assert they hold aboriginal title, but clearly the treaty affirms all lands were ceded. Lummis certainly didn’t claim title with the Indian Lands Claim Commission. Lummis and courts have pointed to President Grants Executive Order, which extended the boundary of the reservation to the low water mark, as being in trust for the Indians, but no assertion is made that it is an exclusive trust. The Order supported that “all” the Duwamish Indians and allied Indians could use the tidelands. Most important, this occurred when the reservation was still closed and when “no white men were permitted on the reservation.”

The Indians knew the reservation was going to be open at the end of their annuity payments and that the reservations were only for the tribes “present use and occupation.” Perhaps this is why the reservations were referred to as “special” reservations in the Point Elliott Treaty. They knew the President could relocate the Indians under terms of the treaty. This is why the Indians petitioned the Farmer in Charge to request he apply for land assignments for them. The petition was presented three years before the annuities were to end. At the end of the annuity payments is when it was anticipated that a decision would be made to either allot the lands or move all the Indians to a General reservation. It lacks any kind of common sense to secure a permanent exclusive “tribal” fisheries knowing the tribes could be relocated.

Using the surplus land law or public domain laws, as associated with Homestead Patents and Donation Claims, white men were subsequently able to acquire vacated Point Elliott Treaty lands. The recognition that vacated land assignments were to be treated as surplus is addressed in Article 6 of the Omaha treaty, as it was to be applied to the Point Elliott Treaty reservations. (Article 7)

All these public land property assignments granted appurtenant rights be it those assigned to Indians under the treaty or others through public land acts. Appurtenant rights are rights to attached accessories like minerals, water and water resources. Appurtenant rights are transferred to subsequent land purchasers. With the tidelands qualifying as public lands, appurtenant rights meant that adjoining use the tidelands was allowed. Certainly, there was nothing to prevent Indian utilization of the resources.

When the Corps met with the Lummis, to have them remove postings that claimed only members of the tribe could access the tidelands, is when it appears the Corps told them the tidelands were not titled them and that they were “open.”

Understand, while the Treaty states that the reservation was for the “tribes” present use and occupation, it was to operate in an aboriginal, exclusive manner, only until the President decided to open the reservation by either assigning the lands out or relocating the various Indian groups. See *Nooksack Tribe of Indians v. United States* 162 Ct. Cl 712, cert den 375 US 993, 11 L Ed 2d 479, 84 S Ct 633 (1963) To clarify again, President Grant’s Executive Order, extending the boundary to the low water mark, occurred while the reservation lands were still closed and being treated in an aboriginal manner. This information has never been presented to any court. *U.S. v. Stotts* 49F (2a) 619 (1930) additionally affirmed the tidelands were in the public domain. As public lands, they are open to the public. Additionally, see Secretarial Order #3206 Subject: American Indian Tribal Rights Federal -Tribal Trust Responsibilities and the Endangered Species Act. It affirmed that public lands or those in the public domain are NOT Indian lands. At no time has the boundary of the reservation been actually surveyed to low water mark. It is surveyed at the ordinary high water mark. In all official reports, the original lands of the reservation are quoted as being under 13,000 acres. The Lummis quote the acreage by adding on another 10,500 acres for purposes of the tidelands.

In the 80s, Interior requested the Lummis delete the statement from their tribal constitution that Interior must approve all codes and regulations adopted by Lummi officials. This followed closely to litigation that was in tribal court questioning the authority of the Lummis to adopt a 5% utility tax, which had been approved by the Bureau of Indian Affairs (BIA). While this party was in tribal court asserting the Lummi had no authority or jurisdiction to tax, the Lummi judge stated his tribal court had no authority to address jurisdiction and that the issue of jurisdiction had to be addressed in federal court. This is partly false, federal court wants a “record” established in tribal court, where tribal courts exist. No business providing services to the Lummi Reservation felt a need to initiate a suit over this utility tax because they roll over the costs to the rate payers.

It appears, in anticipation that the utility tax situation might go to federal court, the BIA Area Director issued information to the Lummis that they were not organized under the Indian Reorganization Act (IRA) and had by mistake been given a tribal constitution intended for IRA tribes. Most Lummis knew they not a trust tribe because the membership had voted not to participate in the program. All tribes were required to vote, with the idea that their authority to participate in the IRA would be reviewed later. It was under their constitution that Lummi were required to get approval for their codes and regulations. Only tribes holding trust lands have federal oversight since the regulations affect actions on federal lands. The information, about Lummi possessing an inappropriate constitution, was provided to the Lummi membership because the members were being requested to vote to delete the phrase of BIA oversight for purposes of approving their regulations. This information was provided in the Lummi news publication. The article went on to state that 26 other tribes were given the wrong IRA constitution. Certainly, the other Point Elliott Indian groups would be part of that twenty-six. The IRA was again intended for trust tribes, it was intended to help tribes “restore” their reservations using the fee to trust process. A tribe can not restore itself to something it was not. Solicitor opinions have also confirmed that the word “restore” means back to its original state. Additionally, solicitor opinions have stated that tribes can not be granted authorities greater than that confirmed in their treaty. Since the BIA had approved the Lummi utility tax for a limited amount of years, without question they did not now want to be held accountable for Lummi’s efforts at extracting taxes from the residents.

The Lummis have a few other illegal and unconstitutional pieces of legislation but residents and tribal members don't have the means to get the issues addressed. Many know how Lummi is extracting major funds from the County to run the ferry to Lummi Island. The County should be challenging this authority. All these issues and more can be addressed through a disestablishment case.

The question needs to be asked as to why is *Goudy* not being applied as it pertains to Lummi? Is it because Lummi has been conveyed as being a trust reservation? While all Federally Recognized Indian groups are given special services and permitted to **apply** for fee to trust, Federal Recognition does not in and of itself mean that fee to trust will be successful for those existing communities that have completely lost their trust reservation status or where an established community of Indians have always lived in the the public domain, where the rights to sale or lien their lands have existed.

In a court setting for purposes of disestablishment, the Lummis will have to prove their deeds are valid trust patents. They will have to dispute the findings of the well respected ethno-historian used in the Indian Claim Commission findings. They will have to dispute *Goudy*, maps and written communications issued from Interior. The findings of the Indian Claims Commission were not public when the Judge Boldt fisheries case was tried. The Commission findings support disestablishment. The Commission, per their review of the Snoqualmies, stated that where the Point Elliott Treaty groups continue to exist today, they do so either as social groups or for business purposes. This is not sovereignty and to recognize such, where it doesn't exist, is not fair to the Indians and non-Indians residing within the "historic" Indian reservation boundary. It is not fair to other county citizens to subsidize this lie of aboriginal title to the tidelands which has resulted in payment of an outrageous tideland lease for operation of the ferry. It is time that Portage Island be opened to the public and Lummi efforts at extracting funds from other members of the community be shut down. It is time that the county assume the exclusive manner of issuing building permits within the historic reservation boundaries and it is time the county be in exclusive control of its zoning.

In conclusion, I am asking this commission submit to the Whatcom County Council, for purposes of its 2025 Comprehensive Plan, to include a statement that jurisdiction should no longer remain in limbo as it concerns regulation of the lands within the historic Lummi reservation boundary. Please state that County jurisdiction must be resolved and recommend that resolution of such be pursued through a disestablishment suit.

Marlene Dawson
4005 Salt Spring Dr.
Ferndale, Wa. 98248 phone 360-739-5428 marlenewildblue3@aol.com

Exhibits included with communication

From: Titcomb, Sarah
Sent: Monday, May 20, 2024 9:23 AM
To: Hickey, Lisa
Subject: FW: Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Public correspondence for the 2024 Update.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Titcomb, Sarah
Sent: Monday, May 20, 2024 9:22 AM
To: Michael A. Atwood <macatwood@aol.com>
Subject: RE: Meeting

Good Morning,

The Council meeting on 5/21/24 begins at 11am within the Jackson Board Room on the 8th Floor Robert J. Drewel Building. You can also call in using Zoom to listen in and make a public comment at the start of the meeting using this link: <https://zoom.us/j/94846850772> The agenda for the meeting is located [here](#).

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Michael A. Atwood <macatwood@aol.com>
Sent: Friday, May 17, 2024 11:47 AM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Meeting



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

Sarah Titcomb, What time is the meeting on the 21 of May for the UGA? Is it in the Henry Jackson room? I want to be there. Caroline Atwood Thank You

From: Julie Langabeer <kjlanga@msn.com>
Sent: Wednesday, May 29, 2024 11:00 AM
To: Contact Council
Subject: Urban Tree Canopy Policies

Dear Council Members:

Please support the proposed urban tree canopy policies in the draft plan. I have been in Vancouver B.C. a couple times lately and have been impressed by the number of large trees which have been retained in spite of extensive development. Those trees add immeasurably to the attractiveness of the city. It can be done, and will make our county a better place to live for years to come!

Sincerely,

Julie Langabeer
1409 Grand Ave.
Everett, WA 98201

From: Kelsey Payne <kelsey.payne@snoqualmietribe.us>
Sent: Thursday, May 30, 2024 12:21 PM
To: Contact Council
Cc: Titcomb, Sarah; ENR Review; GASP; DAHP
Subject: 2024 Comprehensive Plan Update comments-Snoqualmie Tribe
Attachments: Snoqualmie_Tribe_Letter_to_Snohomish_County_Council_signed.pdf

Dear Snohomish County Council,

Please accept these comments into the record at the upcoming June 4th, 2024, Council meeting. Please let us know if you have any questions or would like to follow up to discuss further.

Thank you,

Kelsey Payne

Kelsey Payne (she/her)
Water Quality Manger | Snoqualmie Indian Tribe
PO Box 969 | Snoqualmie, WA 98065
Email: kelsey.payne@snoqualmietribe.us
Phone: (425) 414-6340





May 30th, 2024

Snohomish County Council
3000 Rockefeller Ave M/S 609
Everett, WA 98201

Via email to Contact.Council@snoco.org

Snoqualmie Tribe Comments on 2024 Comprehensive Plan and Critical Areas Regulations

Dear Snohomish County Council:

Please accept these comments into the record at the upcoming June 4th, 2024, Council meeting.

The Snoqualmie Tribe (Tribe) has attempted to consult with Snohomish County staff on important issues related to the 2024 Comprehensive Plan update and tandem updates to Snohomish County critical areas regulations. These comments have been met with unsatisfactory responses and results, and we ask that the Council consider the Tribe's comments moving forward.

On May 30th, 2023, the Tribe submitted comments to Snohomish County planning staff on tribal consultation, asking that the Snoqualmie Tribe (similar to the other tribes noted by the County) have a dedicated section within the tribal consultation element, recognizing the relationship the Snoqualmie Tribe has as stewards of the land that is now Snohomish County. This is a relationship that the Tribe has held for time immemorial and predates the white settlers and governments that removed the Tribe from ancestral lands. In response, the Tribe was told by staff that there would not be a section that would describe Snohomish County's tribal consultation obligations to the Tribe, and that the general language for consulting with tribes was good enough.

This approach to tribal consultation dismisses the Tribe's time-honored relationship to the lands and waters of Snohomish County. It also perpetuates the mindset that once the colonizing government perceives tribal members as removed from the land, the tribe's connection is forever severed and no longer relevant or worthy of recognition. This mindset calls for corrective action. We ask that Snohomish County work with the Snoqualmie Tribe, and any other tribe that has ancestral claims to the region, to create consultation policies that are respectful and recognize that tribes still steward the lands to this day, regardless of whether their current Reservation boundaries fall within the borders of Snohomish County.

Please consider substantial revisions to the critical areas regulations as they are currently written, and listen to the voices of tribes, state agencies, and other environmental advocates when they share best



available science (BAS). The Tribe submitted comments to Snohomish County staff on March 17th, 2023, January 29th, 2024, and May 15th, 2024, to comment on what literature should be used as BAS. The recommendations for buffer widths must be taken from WDFW's Riparian Ecosystems: Volume 2, or BAS is not truly being considered for watershed health (<https://wdfw.wa.gov/publications/01988>). These recommendations must be included fully into critical areas regulations for the protection of our watershed, for the health of the people and wildlife that rely on clean and cold water.

We hope that Snohomish County will take this opportunity to demonstrate its leadership, environmental justice, and social justice values by setting proactive tribal consultation policy and codifying vital riparian habitat protections based on BAS. Thank you for the opportunity to comment.

Sincerely,

DocuSigned by:

Jaime Martin

55ECFF08F5D44FA...

Jaime Martin

Executive Director of Governmental Affairs & Special Projects

DocuSigned by:

Steven Moses

BFAA35FF98E048D...

Steven Moses

Director of Archaeology & Historic Preservation

DocuSigned by:

Cindy Spiry

4F29C7E29A044FA...

Cindy Spiry

Director of Environmental & Natural Resources

CC:

Sarah Titcomb Sarah.Titcomb@co.snohomish.wa.us

ENR (Environmental & Natural Resources) Review ENRReview@snoqualmietribe.us

GASP (Government Affairs & Special Projects) GASP@snoqualmietribe.us

DAHPP (Department of Archaeology & Historic Preservation) dahp@snoqualmietribe.us

From: Bonny Headley <bonnyheadley@gmail.com>
Sent: Friday, May 31, 2024 10:10 PM
To: Contact Council
Subject: Urban trees

Please give the Urban Tree Policy now under consideration your unanimous approval. The value of living trees is unquestionable in our cities, where they mitigate air pollution and drainage issues, offer relief from heat island effects, and add grace and beauty to the urban landscape. Snohomish County has many green areas to protect and preserve. Think of the warmer future our children and grandchildren will likely face. Every tree planted now, and every tree allowed to continue to grow will be a boon to future generations. In this fractious and divided world, providing for future comfort and grace by a strong Urban Tree Policy is something we can all support.

Thank you,

Bonny Headley

Snohomish

Sent from my iPhone

From: Daniela Birch <danielabirch@gmail.com>
Sent: Saturday, June 1, 2024 1:49 PM
To: Contact Council
Subject: Urban Tree Canopy

Dear Council Members-

Please adopt a strong Urban Tree Canopy element in 2024 Comprehensive Plan Update.

Trees in our county should be protected wherever they exist and added to our environment wherever possible. They help moderate temperatures (and this will be a far more significant issue with climate change as years go by). They reduce air and water pollution and help reduce soil erosion.

Please use the Comprehensive Plan Update to establish strong regulations as well as incentives to retain and grow our county's tree assets. This will reward all citizens as we face more climate challenges today and into the future.

Kind regards,

Daniela Birch

14507 21st Drive SE
Mill Creek, WA 98012-5795
c 206-240-5767



From: Lael Bradshaw <laelbrad@yahoo.com>
Sent: Sunday, June 2, 2024 1:12 PM
To: Contact Council
Subject: Urban tree canopy

Since we are in dire need of legislation for protection for our county trees, I feel this is an opportunity for support for said endeavor. The trees will help to minimize our changing the climate of our area do to changing climate brought on by us. Please help save our trees.

Sincerely, Lael Bradshaw

From: Rena Connell <connell.rena@gmail.com>
Sent: Sunday, June 2, 2024 12:38 PM
To: Contact Council
Subject: Input on GMA 2024 Updates

Dear County Council Members:

Thank you for accepting comments on the 2024 Comprehensive Plan Update related to the Growth Management Act (GMA). I am encouraging your full adoption of the Urban Tree Canopy Policy, critical for addressing the negative impacts of climate change. I urge your retention of the 38% tree canopy coverage standard and hope the Council will consider improved enforcement of those policies by investing funds to assure tree canopy compliance.

In conjunction with the recommendations of Futurewise, I urge the Council's adoption of Alternative 2 without expansions of Urban Growth Areas (UGA) to better protect county residents from developments that further degrade our precious open spaces. The 2024 Update makes inadequate provision to protect encroachment in Urban Growth Areas. Provisions need to be added that discourage expansion in Urban Growth Areas (UGA), because protections are inadequate in the current draft. Residential housing options need to increase near urban transit areas. The 2024 Update needs to better protect those areas where there is limited access to services, especially transit options. Snohomish County needs to avoid policies that increase residential housing options where transit options are severely limited. There is a significant need for improvement discouraging growth in Urban Growth Areas before adoption of Alternative 2.

Regarding Agenda Item #5, **Ordinance 24-021**: As a resident of unincorporated Snohomish County, I remain extremely concerned that the proposed changes would allow greater housing density by making changes to Rural Cluster Subdivisions in those areas designated R-5. Increasing the number of residences under these ordinance changes would further undermine the intent of the Growth Management Act and would jeopardize ground surface water, increase traffic on arterials, and ultimately result in risk from fire, impairing emergency response times to reach residents in times of crisis when traffic volumes clog roadways. Proposed changes are simply unacceptable. No changes for Rural Cluster Subdivisions and Short Subdivisions should be approved. Do not amend Chapters 30.25 and 30.41 of the Snohomish County Code and drop the ordinance in its entirety.

Thank you again for accepting taxpayer input to the future quality of life for residents in our county. The Growth Management Act was meant to better assure the livability of this area, but policy changes are needed to make this document fully protect the future of our county residents.

Sincerely,

Rena Connell, 15422 228th St. SE, Snohomish, WA 98296

(h) 360-863-7741

(c) 425-246-8592

From: Dianna Davis <diannadavis51@yahoo.com>
Sent: Sunday, June 2, 2024 5:40 PM
To: Contact Council
Subject: Adopt the Urban Tree Canopy Policies

We all need urban tree canopies to enhance our environment and to contribute to the well-being of cities and their residents.

The benefits of an urban tree canopy:

1. Temperature regulation
Provides shade, reduces urban heat island effect
2. Air Quality improvement
Absorbs pollutants and enhances air quality
3. Stormwater Management
Reduces stormwater runoff, helping to prevent flooding
4. Biodiversity Support
Provides habitats for wildlife
5. Aesthetic Enhancement
Beautifies streetscapes & landscapes
6. Health & Well-being
Supports mental health and outdoor activities
7. Economic Value
Increases property values, attracts businesses
8. Energy Conservation
Reduces energy consumption for cooling.

As a long-time Snohomish County resident, PLEASE adopt these policies as part of the 2024 Comprehensive Plan Update.

Sincerely,

Dianna Lynn Davis
ARS (American Rhododendron Society) Western VP
425.330-9431

From: marvin dawson <marvin_dawson@hotmail.com>
Sent: Sunday, June 2, 2024 12:09 PM
To: Contact Council
Subject: Urban Trees

We strongly support this Please support Marvin and Nancy Dawson. 23319 19th Place West 98021
Sent from my iPhone

From: Ed Dinan <eddinan@hotmail.com>
Sent: Sunday, June 2, 2024 10:16 AM
To: Contact Council
Subject: Urban Tree Canopy Policies.

Hello,

I'm asking you to please support the

Urban Tree Canopy Policies.

Thank you,

Ed Dinan

Arlington WA

Sent from my Verizon, Samsung Galaxy smartphone

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From: Barbara Hagen <hagen-tribe@msn.com>
Sent: Sunday, June 2, 2024 9:05 AM
To: Contact Council
Subject: Please support!

Dear Council Members,

In your position you have the opportunity to put in policies that will positively affect people, birds, and the beauty of our communal living spaces for generations to come. Passing the Urban Tree Canopy is one of those policies. The places that attract and impress people the most, whether tourist or grateful locals, are those that nature, walking and biking areas are prioritized.

Please do your part in creating livable spaces.

Sincerely,

Barbara and Dave Hagen

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From: Andrea Kovalesky <akovalesky@msn.com>
Sent: Sunday, June 2, 2024 3:42 PM
To: Contact Council
Subject: Urban Tree Canopy Policies

As a resident of Everett and Snohomish County I want you to know that I support the urban tree canopy policies that will be coming up for consideration on Tuesday's meeting.

Andrea Kovalesky
331 N. Cabot Road
Everett, WA 98203

From: Donna Leavitt <donnaleav@gmail.com>
Sent: Sunday, June 2, 2024 8:32 AM
To: Contact Council
Subject: Tree canopies



Just a note of strong support for the new tree canopy efforts!!

From: George Lockeman <llockeman@yahoo.com>
Sent: Sunday, June 2, 2024 8:34 AM
To: Contact Council
Subject: Canopy Plan

I'm highly in favor of a strong improvement in tree canopy to both increase carbon storage as well as reducing temperature levels in urban areas as heat risks increase. George Lockeman 38th district Everett.

Sent from my iPhone

From: Julie Martinson <jmartinson8@gmail.com>
Sent: Sunday, June 2, 2024 9:07 PM
To: Contact Council
Subject: Crucial UrbanTree Canopy Policies

To: the Snohomish County Council Members

I'm writing today, once again, to address the Urban Tree Canopy policies that you are considering on June 4, which are such an important part of the 2024 Comprehensive Plan.

Having trees in our urban growth area communities is very important to me, having grown up in Alderwood Manor on 5 mostly wild, native woods and part of a swamp. Wildlife abounded everywhere and depended on this rich mix of huge evergreens, vine maples, hazelnut, ferns, and trilliums, and the area was alive with frogs, salamander, mountain beavers and many species of birds. I very much want to preserve this type of essential biodiversity for others growing up as we become more crowded and in need of these peaceful, green spaces.

I understand we will have huge increases in our need for affordable housing, but I urge you to keep the Urban Growth Management boundaries where they are. I support the Urban Tree Canopy policy goal of **38 percent** for tree canopy in our urban growth areas.

In order to build our green, equitable future, please ensure the policies will provide adequate funding for the program.

I am especially concerned for urban trees to be planted and nurtured in the hotter, mostly paved sections of South Everett and areas where more low-income communities are housed, which suffer from 'heat island effects' where residents will suffer more health effects and deaths during predicted greater heat waves. To ensure the policies are implemented and enforced, please **change the world "should" to "shall" in Policies 9.A.3 and 9.A.4.**

Add language to Policy 9.B.A to ensure an annual assessment of urban tree canopy using the best available technology, in order to prevent the damages that could occur because of permitting mistakes and problems that occur after developments are built.

Thank you for your attention to these popular and important sets of new policies that will ensure trees in our urban growth areas and for considering my comments.

Sincerely,

Julie Martinson
2303 6th St
Everett, WA 98201-1114

From: v mcvey <vmcvey1@mac.com>
Sent: Sunday, June 2, 2024 1:06 PM
To: Contact Council
Subject: Tree canopy protection

Hello council members. I'm a longtime resident of the PNW and a Snohomish County resident and voter since 2015.

I support the recommended Urban Tree Canopy Policies you'll be voting on Tuesday.

I urge you to vote yes and support critical and common sense protections for urban trees.

Thank you for your service.

Vanessa McVay
360.502.6227

"Only within the moment of time represented by the present century has one species — man — acquired significant power to alter the nature of his world." - Rachel Carson

From: Joan M. Pryor <JMPryor@frc.edu>
Sent: Sunday, June 2, 2024 5:40 PM
To: Contact Council
Subject: Urban Tree Canopy Policies

As a both a rural and urban land owner in Snohomish, I support the Urban Tree Canopy Policies the County Council will be considering on June 4, 2024. Trees have a huge impact on our neighborhoods and environment. They have the ability to capture carbon, clean our air of pollutants, provide the cooling effects of shade, and provide shelter and food for birds and wild critters.

I encourage all council members to adopt the policies, particularly those supported by FutureWise and The League of Women Voters, to insure our neighborhoods are sustainable and contribute to the health and well being of our neighbors.

Joanie Pryor
18717 Soundview Place
Edmonds, WA 98020

From: Toni Reading <toni.reading@gmail.com>
Sent: Sunday, June 2, 2024 8:33 AM
To: Contact Council
Subject: Urban Tree Canopy

I fully support efforts to enhance county urban trees and canopies!

Sincerely,

Toni Reading

Sultan, WA

From: Joanne Rousslang <jcrousslang@gmail.com>
Sent: Sunday, June 2, 2024 11:36 AM
To: Contact Council
Subject: Urban Tree Canopy Policies

Please, please approve the Urban Tree Canopy Policies. We need the trees!

Joanne Rousslang
Everett, WA

From: edmondskar@aol.com
Sent: Sunday, June 2, 2024 3:45 PM
To: Contact Council
Subject: Urban Tree Canopy policy

Dear Council, when considering on June 4th, and in the future, the proposed Urban Tree Canopy policies, please take into account residents of Snohomish County's voices. I support the Urban Tree Canopy Policies to be adopted with the 2024 Comprehensive Plan - it is in the interests of all citizens and the community to preserve and enhance the tree canopy for both health and aesthetic benefits. Thank you. Kathleen Ryan, resident Snohomish County

From: Paula Sullivan <neatpea@hotmail.com>
Sent: Sunday, June 2, 2024 8:48 AM
To: Contact Council
Subject: URBAN TREE CANOPY POILCIES

County Council-

We urge type to adopt the URBAN TREE CANOPY Policies previous outlined.
Urban trees are imperative for the health - ecosystem and beauty of our communities We will be watching and listening.

Regards-
The Sullivan's
Mukilteo

Sent from my iPhone

From: Robert Chaffee <robertgchaffee@gmail.com>
Sent: Monday, June 3, 2024 6:52 AM
To: Contact Council
Subject: Urban Tree Canopy Policies

Please vote to adopt the Urban Tree Canopy Policies recommended by the Snohomish County Planning Commission. Trees are valuable for so many reasons: CO2 capture, cooling, home and protection for wildlife, and beauty. As the population increases, they become more and more important.

Robert Chaffee
Edmonds

From: Beth M <betham95@outlook.com>
Sent: Monday, June 3, 2024 10:31 AM
To: Contact Council
Subject: Urban Tree Canopy Policy: keep trees in urban spaces!

Dear SnoCounty Council,

Please approve the UTCP that you will be voting on June 4th.

Below are some salient points I saw in the news recently.

Thank you,

Elizabeth Menig
Lake Stevens, WA

Perhaps we should not be surprised by
Researchers estimate 61,672 people died
related deaths in the summer of 2022, th
on the continent at the time. In June of 2
in nearly 900 excess deaths in the Pacific

A lot can be done to reduce these risks.
concrete and asphalt and more parks a
and lakes **would help**. So would a more
standardized heat wave warning system
identify the most vulnerable residents a
emergency response plans and long-ter

From: Jilda SN <jildanet@gmail.com>
Sent: Monday, June 3, 2024 9:45 AM
To: Contact Council
Subject: Protect our trees - Adopt the Urban tree Canopy Policy in the Comprehensive Plan Update

I'm writing to urge all of you on the Snohomish County Council to support and to adopt the Urban Tree Canopy Policy as part of the Comprehensive Plan Update.

I'm sure you have all heard about how this is good for the environment, will help combat climate change, reduce pollution, prevent flooding along with landslides. These trees are also good for the people living in the community in less easily measurable ways. I personally love having trees around me. I bought my current house because there are trees in the backyard and when I can, I sit out on our deck between them. I love sitting in the shade listening to the sound of the wind and the animals around me. I feel very privileged to have such ready access to trees, but I know that many people in our county do not. Protecting trees in public spaces, gives everyone an opportunity to enjoy this quiet and calmness that a forest provides.

I understand that we can't preserve every tree and that other factors are important too (like more housing). I do want that our natural standing forests to be seen as a valuable resource. They are and will prevent us from having to clean up the damage from floods and landslides. Since they reduce air and water pollution, fewer people will get sick. They protect salmon which are a resource not only for us but for our famous Washington orcas. I believe the Urban Tree Canopy Policy strives to balance competing priorities and ask the Snohomish County Council to adopt it.

Thank you,

Jilda Nettleton
Snohomish County Resident - Bothell, WA

ORAL COMMENT
PLANNING COMMITTEE 6.4.24

June 4th, 2024

SNOHOMISH COUNTY COUNCIL

Honorable County Council:

EXHIBIT # 10.3.048

Joan Smith, 14106 64th Ave. W., Edmonds, unincorporated County

FILE Ord 24-033

Since 2006, I have stood before the County Council to testify on behalf of the silent citizens of our County. Those voiceless cedars, hemlocks and firs have gifted us with a healthy place to live - clean air, water, wind protection, stable slopes and most important have inspired our lives with their beauty. In 2006, I addressed the reality of climate change and the important carbon sequestration mitigation that our trees provided. Our trees play an enormous role in cooling that rising heat! I am excited to see that the Snohomish County Planning Department's proposals in Comprehensive Plan for 2024 now use language that addresses climate change and puts forth an urban tree protection policy. That can make a huge difference!

Without such a policy, the loss of canopy throughout our County has been extensive. An example and one painful to me is what occurred on Picnic Point Road. This policy might have saved many of 100 year plus protective evergreen trees clear cut there. Rather we have 112 "affordable" LID homes on 12 acres with fewer non-native replacement trees. Picture each house at 1.2 million dollars. The neighborhood suffers increased traffic congestion and the Puget Sound tainted runoff.

We citizens need the healthy resilience that retained and added tree canopy provides. Education can promote the significance of our trees. We need to do our part to mitigate climate change. Some areas are less suited to nurturing trees. Not so here! We can do it and do it within our current UGA. Please add the Urban Tree Canopy Policy to the Comprehensive Plan for 2024. Find ways to enforce and expand its elements.

Thank you for considering this perspective!! And thank you to the trees that work silently on behalf of us all!

From: Laurie Sorensen <laurietuza@gmail.com>
Sent: Monday, June 3, 2024 5:21 AM
To: Contact Council
Subject: Please support Urban Tree Canopy Policies

Hi,
I am writing to urge you to support good Urban Tree Canopy Policies. This is important to me because I am concerned about the die-off of birds in North America. Birds need trees. We need trees - more and more as the climate changes.

Protection of the environment is a high priority in my little world, in Edmonds. It is at least something that we can do.
Thank you for your service to the community,
Laurie Sorensen
Edmonds

From: Maureen Traxler <maureentraxler@yahoo.com>
Sent: Monday, June 3, 2024 1:26 PM
To: Contact Council
Subject: Support for strong Tree Canopy Policies

I'm writing to ask you to approve the Urban Tree Canopy Policies in the 2024 update to the Comprehensive Plan. As you know, the Planning Commission and the County Executive support this action. Trees are essential to good air and water quality, they reduce temperatures in developed areas of our county, and provide many other benefits. It's very important to me that Snohomish County do its best to maintain our tree cover. Maintaining trees instead of providing air conditioning is an environmental and physical health benefit. My neighborhood south of Mukilteo has a lot of trees, and on warm days it's noticeably cooler here than in sunnier neighborhoods. I'm fortunate enough to have air conditioning in my home, but I didn't use it at all last summer, even in the warmest weather. Trees provide a direct and noticeable benefit to people.

I support the suggestions made by Futurewise, including the following:

- The policy goal of 38 percent for tree canopy in our urban growth areas;
- Provision of adequate funding for the program;
- Change the word "should" to "shall" in Policies 9.A.3 and 9.A.4.
- Add language to Policy 9.B.A to ensure an annual assessment of urban tree canopy using the best available technology, in order to prevent the damages that could occur because of permitting mistakes and problems that occur after developments are built.

Thank you for considering these policies and my comments.

Maureen Traxler
Meadowdale

From: Katherine Voss <katherine.voss@hotmail.com>
Sent: Monday, June 3, 2024 12:24 PM
To: Contact Council
Subject: Support for Urban Tree Canopy Policy

Good afternoon,

I live in the Mukilteo area and fully support using science to make decisions about our environment, especially in the cities in which we live. Please support the Urban Tree Canopy Policy as this will ensure the best options for birds and all the animals dependent on our tree canopy. We've already lost so much habitat to development. It would be great to adopt policies that would be a win win for our cities and nature.

Thank you,

Katherine

Katherine Voss
katherine.voss@hotmail.com

From: Lael White <laelcwhite@gmail.com>
Sent: Monday, June 3, 2024 9:25 PM
To: Contact Council; Contact Council
Subject: Planning Commission Recommendations

Greetings,

I am writing regarding Snohomish County Comprehensive Plan, to ask that the Planning Commission recommendations be followed by adopting Alternative 2 which does the following:

- *Focuses growth in high capacity transit communities
- *Better protects fish and wildlife habits and working farms and forests
- *Reduces costs for taxpayers and ratepayers
- *Generates less greenhouse gas from transportation than other alternatives

Urban growth area expansions must not be adopted.
Reducing growth outside UGAs will help accomplish all the above under Alternative 2.

Specific wildfire measures must be included in policy.

Support preservation of designated farmland and forest land.

Identify important designated and non-designated agricultural lands and forest lands and reduce the conversions back to non agricultural and forestry uses.

Support the climate change and resiliency element with improvements:
Change back the Goal CRE 2 to "achieve" the original greenhouse gas emissions reduction target from Puget Sound Clean Air Agency.

Better protect people and property from hazardous effects of climate change.

Monitor and adjust policy to achieve goals for emissions reduction and resilience.

Expand TRD program receiving areas.

Provide programs to build more affordable housing and eliminate parking requirements for affordable housing and housing near transit.

Set rural level of service for rural arterials.

Finally,
Please adopt the League of Women Voters, Snohomish County, Proposed Urban Tree Canopy Policy in the Comprehensive Plan.

Thank you for taking my comments.

Lael White

Mountlake Terrace

From: Shirley Wood <inspired51@hotmail.com>
Sent: Monday, June 3, 2024 11:32 AM
To: Contact Council
Subject: Support Urban Tree Canopy!

Hello,

Please support Urban Tree Canopy policies to keep our neighborhoods beautiful, provide fresh air and homes for birds and other wildlife!

Sincerely,

Shirley Wood

From: Linda Gray <lgn899a@gmail.com>
Sent: Monday, June 3, 2024 3:06 PM
To: Contact Council
Subject: Urban Tree Canopy Policy

Dear SC Councilmembers

Thank you for accepting comments on the 2024 Comprehensive Plan Update related to the Growth Management Act (GMA). I am encouraging your full adoption of the Urban Tree Canopy Policy, which is critical for addressing the negative impacts of climate change. I urge you to adopt the 38% tree canopy coverage standard and hope the Council will consider improved enforcement of those policies by investing funds to ensure tree canopy compliance.

Policing this policy requires adequate staff for code enforcement countywide. I understand it used to be close to 20 people and is now down to four. As mentioned earlier, please ensure adequate staff will support this and other county policies. Thank you - Linda Gray, Unincorporated SC resident

From: Mary Riley <sjparo@frontier.com>
Sent: Tuesday, June 4, 2024 7:52 AM
To: Contact Council
Subject: Urban Tree Policy

Honorable Council, I am writing to support a strong policy on saving urban trees. With continued population growth in Snohomish County and more large residential development, builders aren't considering the value of trees and shrubs that house, feed and hide our vulnerable species. In my own area there are fewer bird species retiring and nesting because of tree removal. I support a strong policy on tree health and removal. We can't wait any longer.

Mary Riley
829 178 th PL SW
Lynnwood, W
425 797-9521

Sent from my iPhone

From: 2023Update@snoco.org, SCD-
Sent: Wednesday, June 5, 2024 11:25 AM
To: Hickey, Lisa
Subject: FW: Input on GMA 2024 Updates

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

A recent public comment for the 2024 Update.

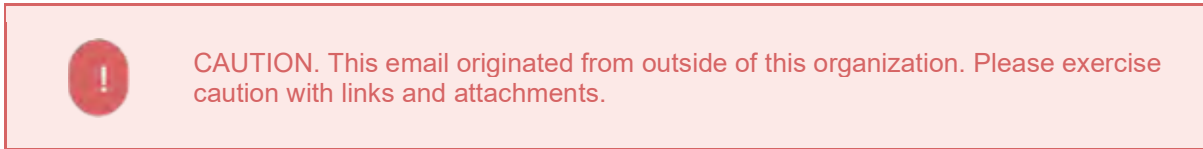
Thank you,
 Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
 3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
 425-262-2128 | Sarah.Titcomb@snoco.org
 she/her/hers

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From: Rena Connell <connell.rena@gmail.com>
Sent: Sunday, June 2, 2024 1:01 PM
To: Killingstad, David <david.killingstad@snoco.org>
Subject: Fwd: Input on GMA 2024 Updates



Dear County Council Members:

Thank you for accepting comments on the 2024 Comprehensive Plan Update related to the Growth Management Act (GMA). I am encouraging your full adoption of the Urban Tree Canopy Policy, critical for addressing the negative impacts of climate change. I urge your retention of the 38% tree canopy coverage standard and hope the Council will consider improved enforcement of those policies by investing funds to assure tree canopy compliance.

In conjunction with the recommendations of Futurewise, I urge the Council’s adoption of Alternative 2 without expansions of Urban Growth Areas (UGA) to better protect county residents from developments that further degrade our precious open spaces. The 2024 Update makes inadequate provision to protect

encroachment in Urban Growth Areas. Provisions need to be added that discourage expansion in Urban Growth Areas (UGA), because protections are inadequate in the current draft. Residential housing options need to increase near urban transit areas. The 2024 Update needs to better protect those areas where there is limited access to services, especially transit options. Snohomish County needs to avoid policies that increase residential housing options where transit options are severely limited. There is a significant need for improvement discouraging growth in Urban Growth Areas before adoption of Alternative 2.

Regarding Agenda Item #5, **Ordinance 24-021**: As a resident of unincorporated Snohomish County, I remain extremely concerned that the proposed changes would allow greater housing density by making changes to Rural Cluster Subdivisions in those areas designated R-5. Increasing the number of residences under these ordinance changes would further undermine the intent of the Growth Management Act and would jeopardize ground surface water, increase traffic on arterials, and ultimately result in risk from fire, impairing emergency response times to reach residents in times of crisis when traffic volumes clog roadways. Proposed changes are simply unacceptable. No changes for Rural Cluster Subdivisions and Short Subdivisions should be approved. Do not amend Chapters 30.25 and 30.41 of the Snohomish County Code and drop the ordinance in its entirety.

Thank you again for accepting taxpayer input to the future quality of life for residents in our county. The Growth Management Act was meant to better assure the livability of this area, but policy changes are needed to make this document fully protect the future of our county residents.

Sincerely,

Rena Connell, 15422 228th St. SE, Snohomish, WA 98296

(h) 360-863-7741

(c) 425-246-8592

From: 2023Update@snoco.org, SCD-
Sent: Monday, June 10, 2024 9:36 AM
To: Hickey, Lisa
Subject: FW: Changes to my neighborhood?

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below is some Comprehensive Plan correspondence.

Best,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Sent: Wednesday, June 5, 2024 11:42 AM
To: Killingstad, David <david.killingstad@snoco.org>; 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Subject: RE: Changes to my neighborhood?

Good Morning,

Thank you for reaching out. Looking at the [online mapping tool](#) on the [2024 Update Webpage](#), there are no proposed changes to your property’s existing zoning (R-9,600) or future land use designation (Urban Low Density Residential).

I do not know for sure what the vehicles you saw were working on, although it could have been work for a road project (see [list here](#)) or inspections for a development proposal or project. Do you have a general address or cross street for where you saw the vehicles?

Best,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Killingstad, David <david.killingstad@snoco.org>
Sent: Thursday, May 16, 2024 9:22 AM
To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Subject: FW: Changes to my neighborhood?

From: Fawn Schumaker <fawn_schumaker@outlook.com>
Sent: Thursday, May 16, 2024 5:14 AM
To: Killingstad, David <david.killingstad@snoco.org>
Subject: Changes to my neighborhood?



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

Hello Dave,

I live at 9826 35th Ave SE, Everett WA 98208-3105. Looking at the map, I cannot tell if there will be any significant changes to the Eastmont neighborhood.

Also, there were people in my neighborhood that were from Snohomish County vehicles that appeared to be marking property lines all the way down 35th Ave in my neighborhood this week. Can you tell me why this was happening?

Thank-you,

Fawn Schumaker
(425)876-3431

From: Titcomb, Sarah
Sent: Tuesday, June 25, 2024 9:52 AM
To: Hickey, Lisa
Subject: FW: Clearview Community Association Follow-up
Attachments: Sno Co 2024 Update Map Amendments_Clearview_062024.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

This is a 2024 Update related presentation and correspondence.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Monday, June 24, 2024 5:14 PM
To: Lori McConnell <lorimcco@gmail.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Clearview Community Association Follow-up

Hi Lori,

I enjoyed the opportunity to come out to speak with the Clearview Community Association last Thursday on the 2024 Update of the County Comprehensive Plan. I hope you found it valuable.

There were a few things I wanted to follow up on:

1. I am reattaching my Powerpoint for convenience.
2. The remaining schedule for hearings, deliberations, and possible action by the County Council on the 2024 Update, expected late August to early September 2024, is at the County Council's discretion. It is important to check for updates to their schedule. More information about the 2024 Update, including links to the County Council calendar, can be found here: <https://snohomishcountywa.gov/5597/2024-Update>.
3. There were questions about Accessory Dwelling Units (ADUs) on substandard lots in rural areas. The County Council passed [Ordinance 23-133](#) relating to ADUs last December (effective January 6, 2024) restoring a prohibition on detached ADUs on substandard lots in rural and resource zones. This was in response to a Growth Management Hearings Board decision and order in [Futurewise v Snohomish County](#) Case No. 22-3-0003. The regulations seem to still allow attached ADUs on substandard lots, but to find out more about what is allowed on a particular property, please submit your question to [Ask Permit Tech](#) on the County website.

4. There was a question about the 2021 amendments related to Mineral Resources. Here is a summary and link to the ordinance:

On October 6, 2021, the County Council approved [Amended Ordinance 21-060](#), updating code and policies related to the exhaustion of extraction activities for mine and quarry sites. In March 2021, the County Council referred this ordinance to the Planning Commission for their review. In general, the amendments adopted by this ordinance are intended to facilitate a more efficient transition of mining sites to their post extractive uses. It updated code and policies to allow the use of a development agreement to plan for post extractive use of active mining sites. More specifically, the ordinance does the following:

- Amends the Land Use Chapter of the Comprehensive Plan to allow the County to enter into a development agreement with mine owners to outline post extractive uses for mine sites that are approaching depletion of the onsite mineral resources. Final subdivision and building permit issuance are prohibited until all reclamation activities have been completed.
- Repeals the Mineral Conservation zone (MC) and classifies all mineral resource lands using the Mineral Resource Overlay (MRO) on Comprehensive Plan Map 2-Mineral Resource Lands.
- Repeals SCC 30.31D (Mineral Conservation Zoning) and moves all sections to SCC 30.32D (Mineral Resource Lands).
- Adds a new section, SCC 30.32D.250, to allow for the use of development agreements to plan for the transition of mineral extraction sites that are approaching depletion to their post-extractive use.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Slusser, Frank
Sent: Thursday, June 20, 2024 11:24 AM
To: Lori McConnell <lorimcco@gmail.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: RE: Copy of your power point?

Hi Lori,

Please find attached a pdf copy of my Powerpoint presentation. See you around 6:30 tonight.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Lori McConnell <lorimcco@gmail.com>
Sent: Wednesday, June 19, 2024 10:09 PM
To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: Copy of your power point?



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

Hi Frank, can I get a copy of your power point presentation for Thursday evening? I'm having a dental procedure done early in the day so the less we have to depend on my notes the better!

Thank you!

Lori McConnell

--

Lori McConnell

lorimcco@gmail.com

2024 Comprehensive Plan *Update*



Snohomish County

Planning for a resilient, vibrant, and inclusive future

Snohomish County 2024 Comprehensive Plan Update

June 20, 2024

Clearview Community Association

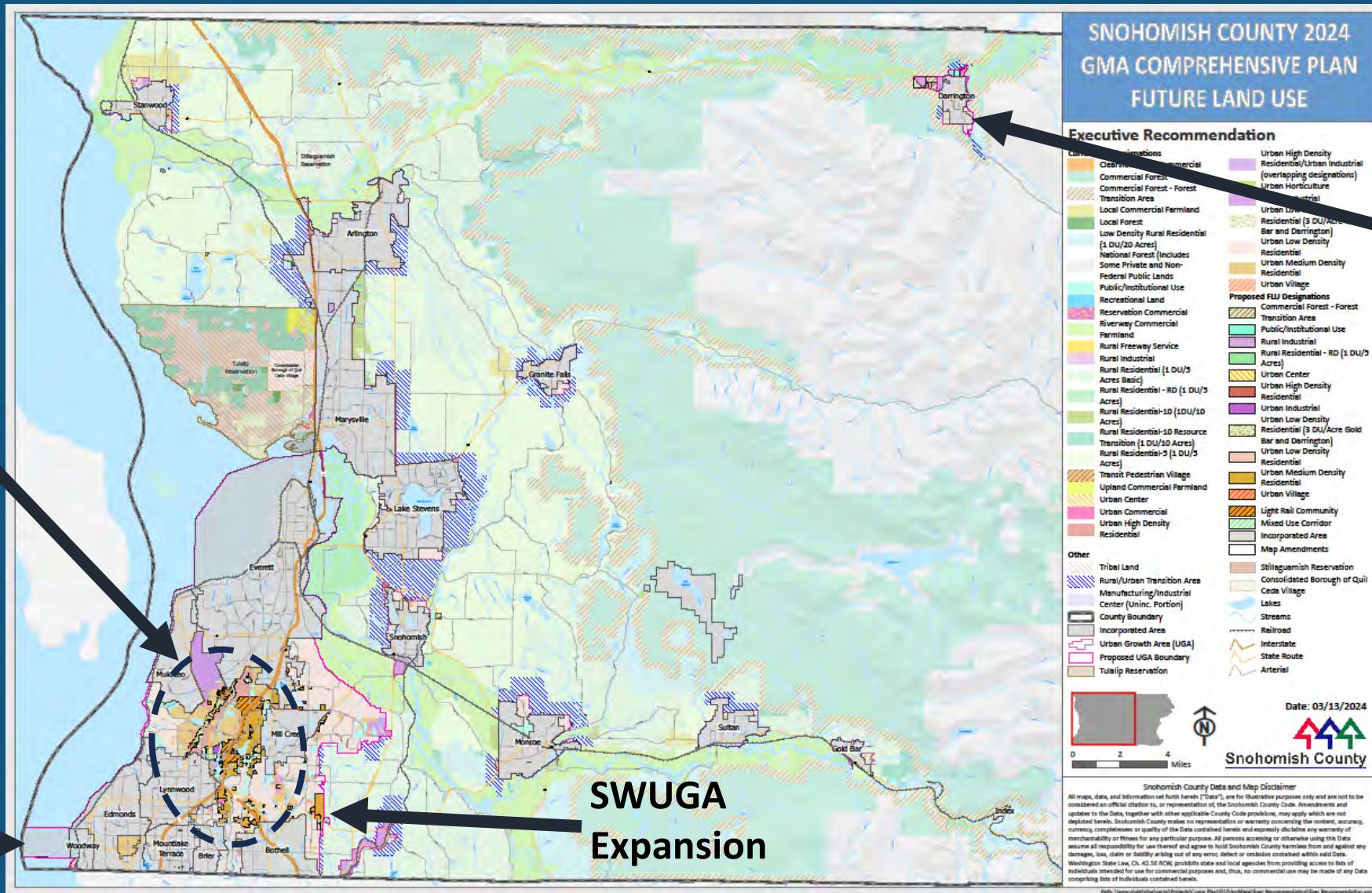
*Executive Recommendation and other Potential UGA and Map
Amendments*

Preparing the Executive Recommendation

1. Scoping in November 2021
2. Set public docket/Council-initiated map amendments March 2022
3. Draft EIS issued September 2023
4. Planning Commission hearing and recommendations October-November 2023
5. Forwarded Executive Recommendation to County Council March 2024
6. Public involvement throughout

What's Achieved Through the Executive Recommendation?

1. Growth is directed near high-capacity transit consistent with VISION 2050.
2. UGA adjustments used sparingly: SWUGA (378-acre expansion), Town of Woodway (jurisdiction correction), and Town of Darrington (UGA swap).
3. Investing in multi-modal transportation improvements consistent with where growth is being directed, in the Urban Core Subarea.
4. Overall consistency with GMA, VISION 2050, and Countywide Planning Policies.



Up-designation Infill

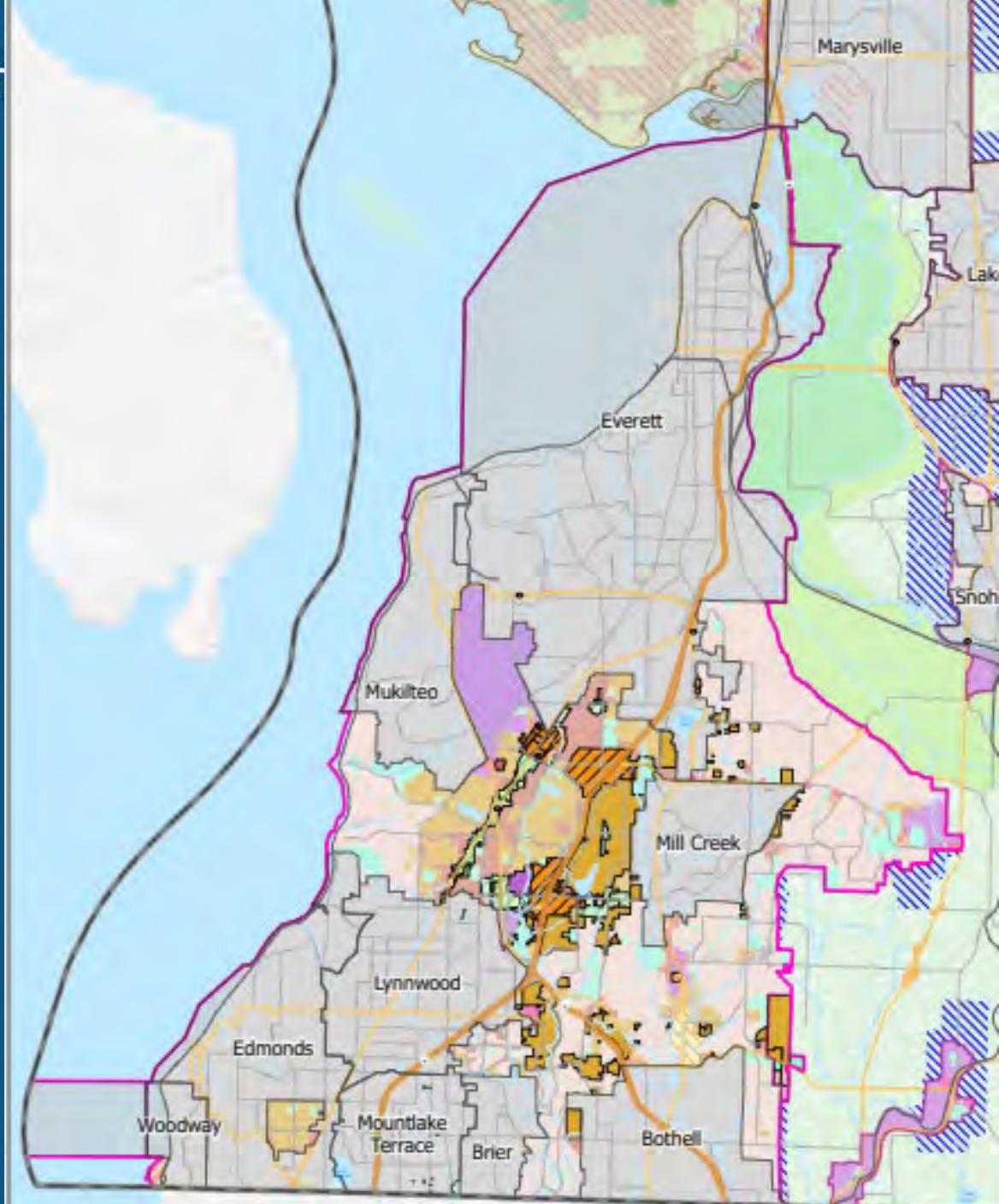
Town of Woodway UGA Expansion

SWUGA Expansion

Darrington UGA SWAP

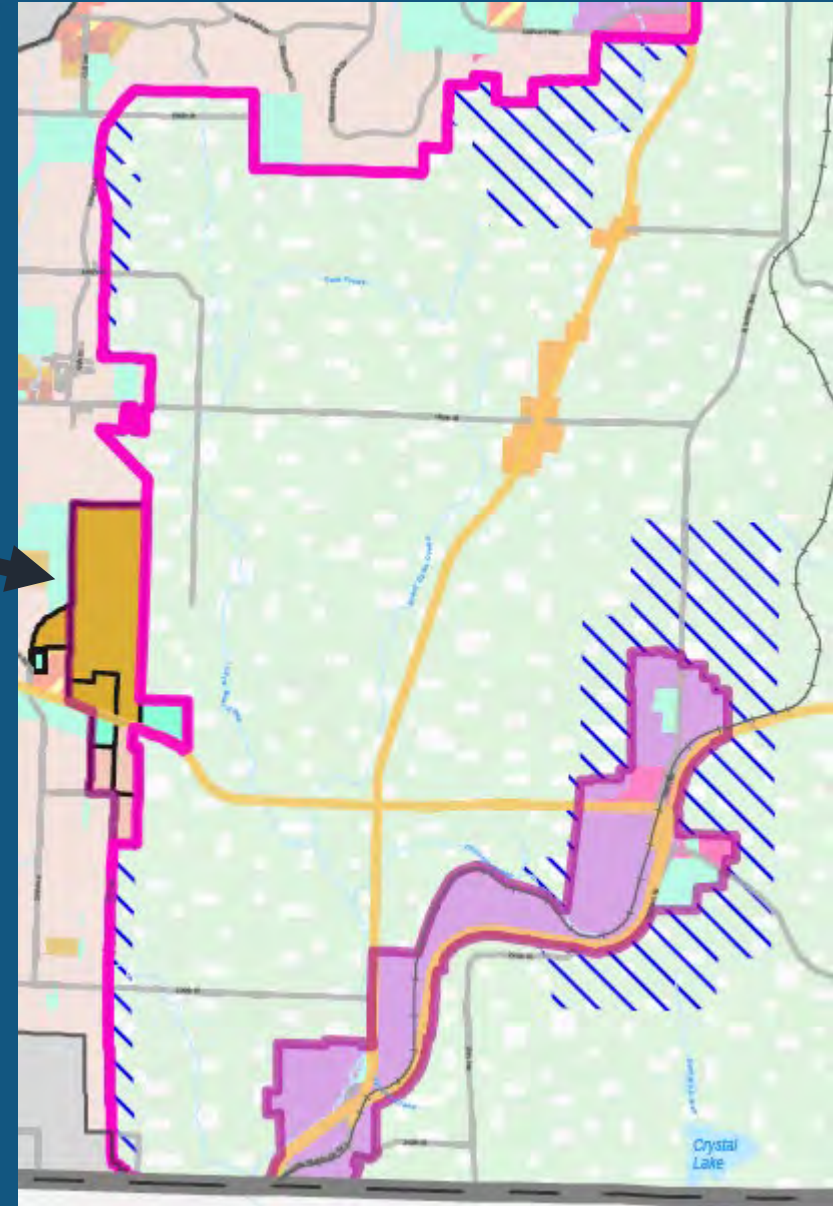
Executive Recommendation

- Most proposed FLU designation changes and rezones to increase capacity affect the HCT Communities regional geography
- 2,346 acres proposed for redesignation from ULDR to UMDR within the existing UGA
- 983 acres proposed for redesignation to Light Rail Community near future light rail stations
- 730 acres proposed for redesignation to Mixed Use Corridor in transit corridors within the Urban Core Subarea



Clearview Community Area

- Executive Recommendation includes one UGA expansion proposal near Maltby Rd and 43rd Ave SE – Council-Initiated Motion No. 22-134 as modified by the Planning Commission
- No other rezones recommended in this area



2024 Comprehensive Plan *Update*

Council-Initiated Map Amendments: Southwest UGA

- Motion No. 22-134 (as modified by the Planning Commission)
 - Expand the Southwest UGA east, north of Maltby Rd, to add approx. 378 acres, including approx. 268 acres of UMDR, 66 acres of ULDR and 44 acres of Public/Institutional Use.

Planning Commission Recommendation: Approve as modified

Executive Recommendation: Approve as modified



Map Data: Copyright 2023 Google

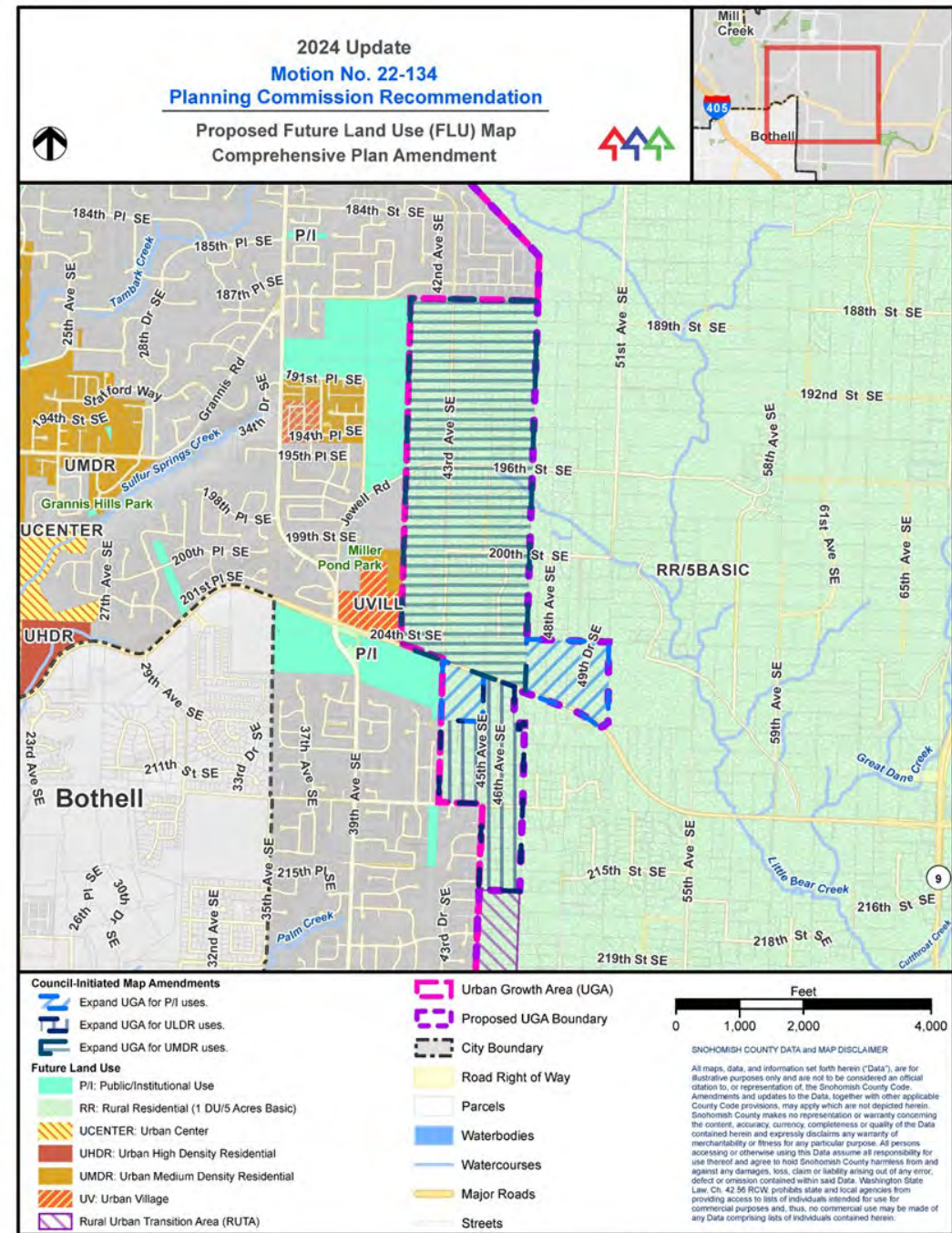
Snohomish County

2024 Comprehensive Plan Update

Council-Initiated Map Amendments: Southwest UGA (Ord. 24-030)

- Motion No. 22-134 (as modified by the Planning Commission)
 - Planning Commission modified the proposal to add 78 acres south of Maltby Rd to the UGA expansion. This additional area had been studied as part of Alt. 3 in the DEIS.

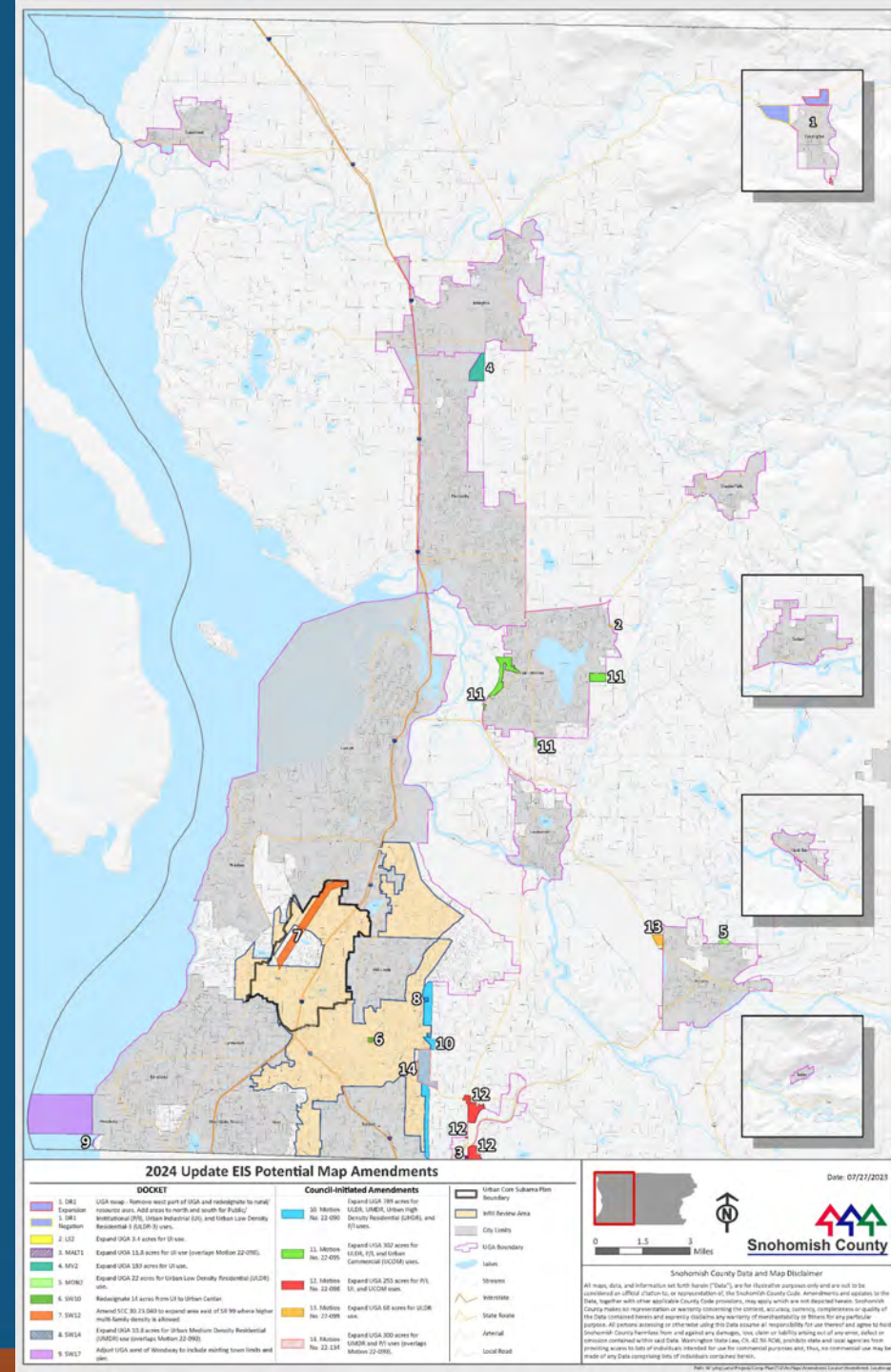
Planning Commission Recommendation: Approve as modified
 Executive Recommendation: Approve as modified



2024 Comprehensive Plan Update

Other Potential Map Amendments

- The locator map at right shows the public docket requests and County Council-initiated map amendments studied in the DEIS issued in September 2023, including those not part of the Executive Recommendation.
- County Council could still consider any of these proposals for the 2024 Update



Council-Initiated Map Amendments: Southwest UGA

- Motion No. 22-090 – Southwest UGA Expansions: expand the east side of the Southwest UGA by 789 acres generally using the Puget Sound Power & Light/Olympic Pipeline utility corridor as an eastern boundary, for mostly ULDR and UMDR residential use, with Urban High Density Residential north of Maltby Rd. Publicly owned properties and the major Timber Creek open space tract would be designated Public/Institutional Use.

Planning Commission Recommendation: No Recommendation

Executive Recommendation: Not included



2024 Comprehensive Plan *Update*

Council-Initiated Map Amendments: Maltby UGA

- Motion No. 22-098 – Maltby UGA Expansions: add a total of 255 acres plus additional right-of-way to the Maltby UGA consisting of three UGA expansion areas:
 - Add 142 acres plus additional right-of-way to the of the northwest side of the Maltby UGA generally east of SR 9 and around the intersection of Maltby Road and SR 9, with Urban Commercial, Urban Industrial, and Public/Institutional future land use designations.
 - Add 112 acres to the southeast corner of the Maltby UGA extending to the King County line including 11.5 acres for Urban Industrial (includes MALT1 – Vangemert docket proposal) and a 100.6-acre school district property proposed for Public/Institutional Use.
 - Addition of 0.87 acres of land west of SR 9 to correct a potential past mapping error.

Planning Commission Recommendation: Approve

Executive Recommendation: Not included



2024 Comprehensive Plan *Update*

Tentative County Council Schedule

April	May	June	July	August	September	October	November	December
Council Briefings								
	FEIS (~3 Months)							
				Hearings?				
					Adoption?			
					Budget			
								Deadline

Questions?

<https://www.snohomishcountywa.gov/5597/2024-Update>

SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN FUTURE LAND USE

Executive Recommendation

- | | | |
|----------------------------------|--|--|
| Current FLU Designations | <ul style="list-style-type: none"> Clearview Rural Commercial Commercial Forest Commercial Forest - Forest Transition Area Local Commercial Farmland Local Forest Low Density Rural Residential (1 DU/20 Acres) National Forest (Includes Some Private and Non-Federal Public Lands) Public/Institutional Use Recreational Land Reservation Commercial Riverway Commercial Farmland Rural Freeway Service Rural Industrial Rural Residential (1 DU/5 Acres Basic) Rural Residential - RD (1 DU/5 Acres) Rural Residential-10 (1DU/10 Acres) Rural Residential-10 Resource Transition (1 DU/10 Acres) Rural Residential-5 (1 DU/5 Acres) Transit Pedestrian Village Upland Commercial Farmland Urban Center Urban Commercial Urban High Density Residential | <ul style="list-style-type: none"> Urban High Density Residential/Urban Industrial (overlapping designations) Urban Horticulture Urban Industrial Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington) Urban Low Density Residential Urban Medium Density Residential Urban Village |
| Proposed FLU Designations | <ul style="list-style-type: none"> Commercial Forest - Forest Transition Area Public/Institutional Use Rural Industrial Rural Residential - RD (1 DU/5 Acres) Urban Center Urban High Density Residential Urban Industrial Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington) Urban Low Density Residential Urban Medium Density Residential Urban Village Light Rail Community Mixed Use Corridor Incorporated Area Map Amendments | <ul style="list-style-type: none"> Tribal Land Rural/Urban Transition Area Manufacturing/Industrial Center (Uninc. Portion) County Boundary Incorporated Area Urban Growth Area (UGA) Proposed UGA Boundary Tulalip Reservation Stillaguamish Reservation Consolidated Borough of Quil Ceda Village Streams Lakes Railroad Interstate State Route Arterial |

Other

- Tribal Land
- Rural/Urban Transition Area
- Manufacturing/Industrial Center (Uninc. Portion)
- County Boundary
- Incorporated Area
- Urban Growth Area (UGA)
- Proposed UGA Boundary
- Tulalip Reservation
- Stillaguamish Reservation
- Consolidated Borough of Quil Ceda Village
- Streams
- Lakes
- Railroad
- Interstate
- State Route
- Arterial

Date: 03/13/2024

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STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • 360-725-4000
www.commerce.wa.gov

June 26, 2024

Board of County Commissioners
Snohomish County
c/o David Killingstad
Long Range Planning Manager

Sent via electronic mail: david.killingstad@snoco.org

Re: Review of Snohomish County Draft 2024 Comprehensive Plan

Dear Commission Members:

Thank you for the opportunity to comment on the Snohomish County's draft 2024 comprehensive plan. Growth Management Services received the proposed amendments on April 16, 2024, and processed them with material identification number 2024-S-7008.

Your submission represents a great deal of work and substantial progress towards the 2024 periodic update of your comprehensive plan due December 31, 2024. We especially appreciate the County working on the climate and resiliency element ahead of the five year check-in and including a tribal coordination element.

Additionally, we appreciate the opportunity to review the annual docket submission which includes several proposed urban growth area (UGA) changes. Out of the proposed UGA changes, we understand the executive recommendation is to forward only the proposed Woodway expansion and Darrington swap on to the Board of County Commissioners. Both of these proposals seem reasonable and appear to align with the Growth Management Act (GMA) as long as the proposed revision to the Darrington UGA meets the requirements set forth in [RCW 36.70A.130\(3\)\(c\)](#). As you already know, expansion of a UGA should be a last resort and only considered after all other reasonable measures have been considered and exhausted ([RCW 36.70A.110](#)). In reviewing the county's EIS and reasonable measures report, Alternative 2 appears to meet the county's future growth needs while remaining aligned with the GMA. Alternative 1 (no action) may not be consistent with the GMA due to lack of planning to accommodate 2044 growth targets. Alternative 3 is the more aggressive growth alternative and appears to include UGA expansion proposals that are inconsistent with the GMA.

Our comments below are focused on the housing element and we have included some line items and corresponding citations from the Expanded Housing Element Checklist (in *italics*) as support for our comments and recommendations that follow.

1. Housing Element

- a) *Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs. [RCW 36.70A.070\(2\)\(d\)](#) amended in 2021*

To show consideration of ADUs, do one or both of the following:

- (1) The housing needs assessment or housing element must include text and/or policies that addresses the potential for ADUs to meet housing needs, or*
(2) Include ADU capacity in land capacity analysis. 20-year ADU capacity should not exceed 10% of eligible lots.

Thank you for completing the ADU Barrier Checklist. We see ADUs are categorized as serving households with 0-50% area median income (AMI) with subsidies (Table 2-4). In order to use this assumption in a land capacity analysis, subsidies are needed to support this type of housing and we did not find information about subsidies to support ADUs serving households from 0-50% AMI during our review. Commerce recommends that jurisdictions assume ADU rents are on par with apartment rents unless there is better place-based local data available.

- b) *Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. [RCW 36.70A.070\(2\)\(c\)](#) amended in 2021, [WAC 365-196-410\(e\)](#) and [\(f\)](#)*

Statement showing there is sufficient capacity of land for all income housing needs, including a table showing the breakdown of capacity in zone which add up to housing needs for all income brackets.

Any limitation on supportive housing types (emergency housing, emergency shelters, permanent supportive housing, and transitional housing) must allow the siting of sufficient number of units and beds necessary to meet projected needs.

Thank you for identifying adequate capacity to accommodate permanent housing needs for all income levels. Although Commerce guidance notes that jurisdictions do not need to do a land capacity analysis for emergency housing and emergency shelter if they allow these uses in all zones that allow hotels, [RCW 36.70A.070.\(2\)\(c\)](#) states that jurisdictions must show sufficient capacity for all housing types, including emergency housing and emergency shelter. Therefore, we recommend the county include emergency housing and emergency shelter in the final land capacity analysis, even if the county has already adopted code changes to allow emergency housing in all zones that allow hotels.

As a friendly reminder, copies of adopted plans shall be submitted to Commerce within ten days after final adoption ([RCW 36.70A.106\(2\)](#)).

Again, we appreciate the opportunity to comment, the work your proposed amendments represent, and we wish you success in meeting the goals of the Growth Management Act. We are available for technical assistance and, if requested, can attend upcoming meetings with your Planning Commission and/or Board of County Commissioners. If you wish to discuss these comments, you may reach me at ted.vanegas@commerce.wa.gov or 360-280-0320.

Sincerely,

Ted Vanegas

Ted Vanegas
Senior Planner
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Ben Serr, AICP, Eastern Regional Manager, Growth Management Services
Carol Holman, MUP, Western Regional Manager, Growth Management Services
Anne Fritzel, AICP, Housing Section Manager, Growth Management Services
Laura Hodgson, Housing Planning and Data Manager, Growth Management Services

From: Titcomb, Sarah
Sent: Monday, July 8, 2024 11:07 AM
To: Hickey, Lisa
Subject: FW: Comp Plan hearing schedule + FEIS

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below is public correspondence on the 2024 Comp Plan update.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Titcomb, Sarah
Sent: Monday, July 8, 2024 11:06 AM
To: Killingstad, David <david.killingstad@snoco.org>; White, Clay <Clay.White@kimley-horn.com>
Cc: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS

Good Morning,

Thank you for reaching out. The online interactive maps display the Executive Recommended FLU and Zoning from the ordinances transmitted to Council. The Executive’s recommendations do not include the MALT1 proposal or Motion 22-098. The website will be updated to clarify this distinction.

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Killingstad, David <david.killingstad@snoco.org>
Sent: Monday, July 8, 2024 7:55 AM
To: White, Clay <Clay.White@kimley-horn.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS

The latest we are hearing from Council is 2024 Update Public Hearing in late August (adoption before budget). We are working to issue the FEIS in the same timeframe. I've copied Sarah and Frank on your comment about the interactive map.

From: White, Clay <Clay.White@kimley-horn.com>
Sent: Friday, July 5, 2024 11:00 AM
To: Killingstad, David <david.killingstad@snoco.org>
Subject: Comp Plan hearing schedule + FEIS



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

Hello David –

Just wondering if there is an update as to when the FEIS will be issued and when hearings on the comp plan will begin? Will this occur after budget or are you looking at August?

Also, on the Comp Plan website, there is an interactive map. The website says it displays proposed Future Land Use (FLU) and zoning changes under consideration by the County Council. However, I don't see some of the docket proposals, such as MALT-1 or Motion 22-098 shown on the interactive maps. Both are under consideration but are not shown. The maps are great but they don't seem to show anything except current land use and zoning. Could you explain?

Hope you are well and thank s for any info you can provide!

Best
Clay

Clay White

Kimley-Horn | 2828 Colby Avenue, Suite 200, Everett, WA 98201

Direct: 206 705 8486 | Mobile: 425 354 8034

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From: B Grinaker <bgrinaker@gmail.com>
Sent: Saturday, July 6, 2024 10:29 AM
To: Contact Council
Subject: Comprehensive Plan

We have lived in the County for over 50 years, currently by Seattle Hill Road @ 132nd. We see a marked decline in traffic remediation and control as the population has grown, and no enforcement of the rules of the road. Infrastructure has not kept up with the growth, especially over the last few years. As more cars hit the roads, arterials have become so congested that residential neighborhoods have seen a significant increase in cars using our streets as short cuts. Drivers are seeking alternative routes making large back ups at lights and more red light runners. Before more housing is added to our neighborhoods, improved traffic mitigation needs to be put in place in our neighborhoods to make them safer. The congestion problems adds hours to everyone's drive time, while adding exhaust to the environment. South Snohomish County is not the livable community it was when we chose to live here in 1978. It is in the control of the Council to slow growth until our streets are safe and efficient to drive on.

Thank you

Barbara Grinaker
4921 128th Place SE , Everett

From: Titcomb, Sarah
Sent: Monday, July 8, 2024 11:07 AM
To: Hickey, Lisa
Subject: FW: Darrington Plan Update -- SEPA

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

An additional 2024 Update related email from the public.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Titcomb, Sarah
Sent: Monday, July 8, 2024 9:31 AM
To: Reid Shockey <rshockey@shockeyplanning.com>
Cc: Killingstad, David <david.killingstad@snoco.org>
Subject: RE: Darrington Plan Update -- SEPA

Good Morning,

The Snohomish County FEIS will likely be issued before the December 31, 2024, deadline for the Snohomish County Comprehensive Plan update. I do not yet know the exact timeline, although I believe the County Council will likely schedule public hearings on the update in late August. I also am not sure how other cities in the county are approaching their SEPA process. I would reach out to other cities, or perhaps MRSC has more insight.

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Sunday, July 7, 2024 10:21 AM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Darrington Plan Update -- SEPA



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

As we complete our update to the Darrington Comp Plan, I'm seeking guidance on how SEPA is being handled by other Snohomish County cities.

In reading Ordinance 24-033, it does not specify an issue date for the County's Final EIS. My approach was to have been to incorporate County's FEIS by reference (WAC 197-11- 635), and issue an addendum or supplemental EIS on the Darrington plan, a non-project action. This presumed that there will be a Final EIS from the County in time to accomplish our approach prior to December 31.

My approach now is to incorporate the County DEIS by reference, and have Darrington issue an addendum or supplemental EIS on that document.

If you know, can you fill me in on what others are doing in this regard? Or direct me to the relevant rule or language addressing the issue?

Thank you
Reid

Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201

425.258.9308
425.259.4448 FAX

rshockey@shockeyplanning.com



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From: Titcomb, Sarah
Sent: Thursday, July 18, 2024 8:48 AM
To: Hickey, Lisa
Subject: FW: Comprehensive Plan Items Public Hearing Date

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

More comp plan public discussion.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Wednesday, July 17, 2024 5:49 PM
To: Andrew W. Levins <Alevins@vnf.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: RE: Comprehensive Plan Items Public Hearing Date

Hi Andrew,

The hearing date hasn't officially been set yet. The comprehensive plan ordinances, including Ordinance 24-027, were moved to General Legislative Session on July 24, 2024, at 9 AM to set date and time for the hearing.

However, Councilmembers have already publicly stated the following:

The County Council will be holding public hearings in August to receive testimony from members of the public regarding the Comprehensive Plan update. The public hearings will be held the evening of August 19 and the morning of August 21. More details for these hearings will be posted to the County Council's meeting webpage ([linked here](#)) as we get closer.

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

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From: Andrew W. Levins <Alevins@vnf.com>
Sent: Monday, July 15, 2024 8:50 AM
To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: Comprehensive Plan Items Public Hearing Date



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Good morning Frank,

Thank you for your continued help during this Comprehensive Plan process! I'm reaching out to see whether staff and Council has set a tentative timeline for a public hearing date for the Comprehensive Plan items, including Ordinance 24-027, and if so, whether you can provide that date or estimate an anticipated date.

Please let me know if you have any questions or need anything from us.

Sincerely,

Andrew W. Levins | Land Use Planner



1191 Second Avenue, Suite 1800
Seattle, WA 98101-2996

alevins@vnf.com | vnf.com | D: 206.802.3845 | C: 661.342.8767

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From: Titcomb, Sarah
Sent: Thursday, July 18, 2024 10:37 AM
To: Hickey, Lisa
Subject: FW: Comp Plan hearing schedule + FEIS

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Further 2024 Update public comments.

Best,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: Titcomb, Sarah
Sent: Thursday, July 18, 2024 10:36 AM
To: White, Clay <Clay.White@kimley-horn.com>; Killingstad, David <david.killingstad@snoco.org>
Cc: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS

Good Morning,

Thanks for following up. There was a clarification added to the 2024 Update webpage that the interactive maps on the landing page reflect the Executive’s recommendation. The docket applications and Council Motions not within the Executive’s recommendation are still displayed on the 2024 Update webpage [here](#) and [here](#).

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: White, Clay <Clay.White@kimley-horn.com>
Sent: Thursday, July 18, 2024 8:19 AM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Cc: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS



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Good morning –

Hope you all are staying cool with this hot summer weather.

Just checking back on my email below. If you have a chance to provide a response, I would appreciate it!

Again, the issue I am bringing up is that the website purports to be for the 2024 comprehensive plan update but the information does not represent what is being considered by the County Council. In review of the website, the reader would have no ability to know that there are amendments being considered by the County Council that are not being shown on the website. It would be very simple to provide all of the information and simply highlight those items that the executive is recommending. It also seems appropriate to highlight the Planning Commission recommendation.

As someone who has a planning background, I can understand that this website isn't showing all of the information but this would be impossible for the public to understand.

Can you please let me know if you plan to make some of these minor adjustments?

Thank you so much!

Best,
Clay

From: White, Clay
Sent: Monday, July 8, 2024 2:42 PM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Cc: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS

Hi Sarah –

Hope you are well and thank you for getting back to me so quickly!

In terms of the project website, if the point is to provide information to the public about what is being considered by the County Council, then why wouldn't the map show Future Land Use (FLU) and zoning changes under consideration by the County Council? This map is not helpful to anyone interested in the project as it leaves out a tremendous amount of information. They may think this is what the council will be considering when it isn't.

I am also not sure why so much time is spent with the Planning Commission if their recommendations are not highlighted either. I think this would be important for the public to know especially given the planning commission shall make a written recommendation and shall transmit the recommendation to the county council for consideration.

You could simply indicate on the map which ones have PC and Exec recommendations if you want to show what the exec is recommending.

I hope you will reconsider the approach here. If it remains the same, please make sure to add a huge caveat to the map stating that this does not reflect what the county council will be considering. However, I think what people care about is what the council will be voting on.

Stay cool and thanks for considering. Let me know what you decide.

Best,
Clay

From: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Sent: Monday, July 8, 2024 11:06 AM
To: Killingstad, David <david.killingstad@snoco.org>; White, Clay <Clay.White@kimley-horn.com>
Cc: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS

Good Morning,

Thank you for reaching out. The online interactive maps display the Executive Recommended FLU and Zoning from the ordinances transmitted to Council. The Executive's recommendations do not include the MALT1 proposal or Motion 22-098. The website will be updated to clarify this distinction.

Best Regards,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](https://www.snohomishcountyplanning.com/) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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Sent: Monday, July 8, 2024 7:55 AM
To: White, Clay <Clay.White@kimley-horn.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Comp Plan hearing schedule + FEIS

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From: White, Clay <Clay.White@kimley-horn.com>

Sent: Friday, July 5, 2024 11:00 AM

To: Killingstad, David <david.killingstad@snoco.org>

Subject: Comp Plan hearing schedule + FEIS



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Hello David –

Just wondering if there is an update as to when the FEIS will be issued and when hearings on the comp plan will begin? Will this occur after budget or are you looking at August?

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Hope you are well and thank s for any info you can provide!

Best
Clay

Clay White

Kimley-Horn | 2828 Colby Avenue, Suite 200, Everett, WA 98201

Direct: 206 705 8486 | Mobile: 425 354 8034

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From: Kristin Kelly <edpas2016@gmail.com>
Sent: Thursday, August 1, 2024 8:43 AM
To: Hickey, Lisa
Subject: Fwd: Comprehensive Plan Update Hearing

Follow Up Flag: Follow up
Flag Status: Completed



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

Hi Lisa, I'm forwarding this email to you since Debbie is out of town. Thanks.

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

From: Kristin Kelly <edpas2016@gmail.com>
Date: Thu, Aug 1, 2024 at 8:41 AM
Subject: Comprehensive Plan Update Hearing
To: Nehring, Nate <nate.nehring@co.snohomish.wa.us>, Eco, Debbie <debbie.eco@snoco.org>

Good Morning Councilmember Nehring

I was reading your newsletter this morning and see that you stated that the Comprehensive Plan Update hearing would be held both August 19 and 21st. However, it has been advertised and I was told it would only be scheduled for August 19th, and that the 21st may or may not happen depending on what happens on the 19th.

I think this is very confusing especially for me who works to inform folks and get them involved. I think if you tell folks there is a hearing at a certain day and time, then you must honor that day or time.

Can you please clarify for me as it seems like there is some miscommunication and misunderstanding here, and I am sure you don't want the public to be confused.

Thank you.

Kristin Kelly
edpas2016@gmail.com
425-923-8625

From: Titcomb, Sarah
Sent: Friday, August 2, 2024 10:42 AM
To: Hickey, Lisa
Subject: FW: [External!] RE: Northpoint Development (MV2)
Attachments: Memo_Executive Recommendations_03262024.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below is 2024 Update correspondence.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2128 | Sarah.Titcomb@snoco.org

she/her/hers

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From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Friday, August 2, 2024 10:29 AM
To: Angela Gemmer <agemmer@marysvillewa.gov>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: RE: [External!] RE: Northpoint Development (MV2)

Hi Angela,

The Snohomish County Planning Commission Recommendation and the Executive Recommendation for the MV2 – NorthPoint Development Final Docket XXI proposal were forwarded to the Snohomish County Council in March 2024. The attached memorandum describes the recommendations. While the Planning Commission recommended approval of the MV2 proposal, it was not included in the Executive Recommendation for the 2024 Update of the County Comprehensive Plan.

Since MV2 was studied in Alternative 3 of the DEIS for the County’s 2024 Update, it could still be considered by the County Council.

The County Council has set a public hearing for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here: <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

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From: Angela Gemmer <agemmer@marysvillewa.gov>

Sent: Friday, August 2, 2024 10:19 AM

To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>

Subject: RE: [External!] RE: Northpoint Development (MV2)



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Hi Frank

Hope you're doing well. Could you please provide an update on the Northpoint docket request.

Thank you,

Angela

From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>

Sent: Wednesday, October 4, 2023 12:46 PM

To: Angela Gemmer <agemmer@marysvillewa.gov>

Subject: [External!] RE: Northpoint Development (MV2)

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hi Angela,

Here is a copy of the application that was submitted.

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

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From: Angela Gemmer <agemmer@marysvillewa.gov>
Sent: Wednesday, October 4, 2023 12:37 PM
To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: FW: Northpoint Development (MV2)



Caution. Suspicious Attachment Types. This may be a phishing attempt.

[What's this?](#)

Hi Frank,

Could you please let me know where I can find the submittal materials for the Northpoint Development UGA Expansion request?

Thank you!



Angela Gemmer, Principal Planner
CITY OF MARYSVILLE
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8240 or agemmer@marysvillewa.gov

How are we doing? Please take our [survey](#).

From: Haylie Miller <hmiller@marysvillewa.gov>
Sent: Tuesday, September 12, 2023 4:56 PM
To: Angela Gemmer <agemmer@marysvillewa.gov>
Subject: FW: Northpoint Development (MV2)

FYI

From: Haylie Miller
Sent: Tuesday, September 12, 2023 4:55 PM
To: Mark James <mjames@marysvillewa.gov>; Jon Nehring <jnehring@marysvillewa.gov>
Cc: Gloria Hirashima <GHirashima@marysvillewa.gov>
Subject: RE: Northpoint Development (MV2)

Thanks Mark, we are aware of this UGA request but I really appreciate the attached materials. I have not looked the staff recommendation from the County yet.

Marysville is remaining neutral on this UGA request and we are following the progress to see what the County does.
Thanks,
Haylie

From: Mark James <mjames@marysvillewa.gov>

Sent: Tuesday, September 12, 2023 4:51 PM

To: Jon Nehring <jnehring@marysvillewa.gov>

Cc: Gloria Hirashima <GHirashima@marysvillewa.gov>; Haylie Miller <hmillier@marysvillewa.gov>

Subject: Northpoint Development (MV2)

All,
Just wanted to make sure you were all aware of this plan from SnoCo regarding Marysville/Northpoint.
(see attachment)
We will be hearing about this at tonights SnoCo PC meeting.
Mark

Mark James

Councilmember | City of Marysville

501 Delta Avenue, Marysville, WA 98270

(425) 971-0030 | mjames@marysvillewa.gov





Snohomish County

**Planning and Development
Services**

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MEMORANDUM

TO: Jared Mead, Council Chair
Nate Nehring, Council Vice-Chair
Megan Dunn, Councilmember
Sam Low, Councilmember
Strom Peterson, Councilmember

Dave Somers
County Executive

FROM: Dave Somers, County Executive

DATE: March 26, 2024

SUBJECT: 2024 Comprehensive Plan Update County Executive Recommended Ordinances

The purpose of this memorandum is to describe and provide rationales for the differences between the the Executive’s recommendations and those of the Planning Commission as they relate to Snohomish County’s required periodic update of the Growth Management Act Comprehensive Plan. A total of eight ordinances (ECAFs) represent the Executive Recommendations.

The Snohomish County Planning Commission held a public hearing on October 24, 2023, to take testimony on the 2024 Update. A considerable amount of oral and written testimony was received. Deliberations and recommendations occurred on November 14 and 15. For reference, the Planning Commission’s recommendations are attached in three letters dated January 16, 2024, and signed by the Chair.

The County Executive has reviewed the Planning Commission recommendations and considered public and staff input. For the most part the Commission made sound recommendations on amendments. However, there are a few instances enumerated in this memo where the Planning Commission recommended amendments that are difficult to support. It is important to note that should the County Council wish to consider a recommendation from the Planning Commission not included in the Executive recommendations it may introduce an amendment sheet prior to a public hearing(s).

Eight Executive Recommended Ordinances

A package of eight ordinances comprise the Executive Recommendation. These ordinances reflect four types of amendments to the comprehensive plan; text, map, County Council motion, and Docket. This approach to ordinances is consistent with past comprehensive plan updates. The ordinances are listed in order of consideration and adoption.

1. RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE (GMACP), AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE DARRINGTON URBAN GROWTH AREA (DR1-DARRINGTON).
2. RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP(SW10 – CS REAL ESTATE DEVELOPMENT)
3. RELATING TO THE GROWTH MANAGEMENT ACT, CONCERNING MAXIMUM BUILDING HEIGHTS; AMENDING SECTION 30.23.040 OF THE SNOHOMISH COUNTY CODE (SW12 – MIETZNER)
4. RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AND MUNICIPAL URBAN GROWTH AREA MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE SOUTHWEST URBAN GROWTH AREA (SW17 – TOWN OF WOODWAY)
5. RELATING TO THE GROWTH MANAGEMENT ACT; ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE (GMACP), AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE SOUTHWEST URBAN GROWTH AREA (MOTION NO. 22-134).
6. RELATING TO MANDATORY UPDATES OF THE (GMACP), PURSUANT TO RCW 36.70A.130; ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN.
7. RELATING TO MANDATORY UPDATES OF THE (GMACP), PURSUANT TO RCW 36.70A.130; AMENDING THE OFFICIAL ZONING MAP AS PART OF THE 2024 GMACP UPDATE.
8. RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY, AND MAP AMENDMENTS TO THE COMPREHENSIVE PLAN; AND ADOPTING AN URBAN GROWTH AREA LAND CAPACITY ANALYSIS.

The following pages contain a series of tables corresponding to one of the above listed Executive recommended ordinances. These tables: 1) Summarize the differences between the Planning Commission Recommendation and Executive Recommendation, and 2) Provide a rationale as to why the Executive is choosing to recommend an amendment(s) that differs from the Planning Commission's. Except where noted, the Planning Commission recommendations reflect comprehensive plan amendments which were proposed by staff as part of a series of briefings between March and September 2023.

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
Introduction	Recommend approval as proposed by staff.	Same as Planning Commission.	
Population and Employment	Recommend approval as proposed by staff.	Same as Planning Commission except: <ul style="list-style-type: none"> 2044 population and employment growth targets are updated. 	The Executive recommended ordinance updates the 2044 Population and Employment Growth tables to reflect the Executive Recommendations on urban growth boundaries, account for pending development applications and updated capacity information, and address the higher than anticipated housing need projections from Commerce.
Land Use	Recommend approval as proposed by staff except: <ul style="list-style-type: none"> Amend LU Policy 14.A.7 to delete SFR and Townhouse Unit Lot Subdivisions from the list of exemptions requiring a TDR credit to gain additional density. MV2 docket repeals Objective LU 6.D and LU Policy 6.D.1 (as amendment sheet) Add two new policies, one each for the Agricultural and Forest Lands subelements of the Land Use Element, to conduct a comprehensive review of designated forest and agricultural lands of long-term significance. 	Same as Planning Commission except: <ul style="list-style-type: none"> Do not amend LU Policy 14.A.7. Do not repeal Objective LU 6.D and LU Policy 6.D.1. Amend LU Policy 6.A.1 to clarify the rural population growth monitoring methodology. 	The Executive recommended ordinance excludes: 1) The Planning Commission's recommendation to amend LU Policy 14.A.7 because the use of TDR for single family and townhouse dwellings could impact the cost of housing, and 2) The repeal of LU 6.D and 6.D.1 as the Executive does not support the MV 2 docket application. It also ties the rural growth monitoring methodology to that which is established in the Countywide Planning Policies for consistency.
Housing	Recommend approval as proposed by staff except: <ul style="list-style-type: none"> Add a policy in the Housing Element to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family. 	Same as Planning Commission except: <ul style="list-style-type: none"> Amend 2044 Housing growth targets. Adding a policy regarding support for the construction of new manufactured home communities. 	The Executive recommended ordinance: 1) Updates the 2044 Housing Growth tables to reflect the Executive Recommendations on urban growth boundaries, account for pending development applications and updated capacity information, and address the higher than anticipated housing need projections from Commerce and 2) adds a new policy regarding support for the construction of new manufactured home communities which can be a more affordable housing option.

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
Transportation	<p>Recommend approval as proposed by staff except:</p> <ul style="list-style-type: none"> Revise the policy in the Transportation Element around the Road Safety Plan to review the Plan every two years, including revisions to speed limits. Amend the Transportation Element’s project list to add 43rd/45th extension, 240th St improvements, and intersection projects at 228th/45th Ave and 240th/45th Ave to the TE project list. These projects were added to address the impacts of corresponding UGA expansions. 	<p>Same as Planning Commission except:</p> <ul style="list-style-type: none"> Revise the policy in the Transportation Element about the Road Safety Plan to regularly review the Plan, including reviewing speed limits. Amend the Transportation Element’s project list to remove the 240th St SE, 156th St NE, and Forty-Five Rd improvements, add improvements for 8th Ave W, and a placeholder project for connecting the new railroad crossing at 156th St NE with Forty Five Rd. 	<p>The Executive recommended ordinance: 1) revises the Planning Commission policy requiring a review the Road Safety Plan keeping the intent of the Planning Commission recommendation while revising the language to be less challenging to implement, 2) changes the list of needed projects to reflect the Executive’s recommendations on UGA boundary adjustments, 3) adds a new project in the area of the future Mariner light rail station to improve bus rapid transit performance and connections to the planned light rail station, and 4) revises the TE project list to include a placeholder improvement project west of Marysville to accommodate the future I-5 interchange and railroad overcrossing at 156th St NE.</p>
Parks and Recreation	<p>Recommend approval as proposed by staff.</p>	<p>Same as Planning Commission.</p>	
Capital Facilities and Utilities	<p>Recommend approval as proposed by staff.</p>	<p>Same as Planning Commission, except:</p> <ul style="list-style-type: none"> Revise Goal CUE 1 to spell out Hazard Mitigation Plan (HMP). Revise Objective CUE 1.A.5 to emphasize coordination with service providers. Revise Objective CUE 1.A.6 to include language for consistency with the Land Use Element. Add CUE Policy 3.A.5 related to Cathcart that was GPP CF Policy 1.B.4. Revise Objective CUE 4.C.4 to add the phrase “where feasible” as it relates to efforts to remove structures in high hazard zones. Revise Objective CUE 4.E.6 to add the phrase “to limit or” as it relates to no net loss of agricultural land from habitat restoration projects. Revise Table 2-5 regarding County owned facilities to change Edmonds and Everett Supportive Housing to Edmonds and Everett New Start Center. Revise Table 2-6 to remove “ATS” from 10012 Hangar Ptn. C-1, delete “BLR” from 3102 C-5, and delete the entry for 10204 Jet Deck C-57. Public water supply – narrative: Revise language regarding the North Snohomish County Coordinated Water System Plan (CWSP) to update the title for the County’s Health Department, add reference to 	<p>The Executive recommended ordinance contains the revisions to the CUE listed in the adjacent column.</p>

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
		<p>the Critical Water Service Supply Area, and update RCW citation.</p> <ul style="list-style-type: none"> Water Provider Table: Revise to correct latest water plan amendments for Bothell water plan to 2021; City of Lynnwood to 2018 (latest amendment); For Seven Lakes Water – added language regarding moratorium and that the 2013 plan has expired and is being updated.; City of Snohomish to 2011 from 2020 based info from City; PUD latest water plan to 2021; Three Lakes to 2023. Wastewater narrative: Revise to update 80 percent to 85 percent for when plant reach a threshold for capacity/design per NPDES permit. Wastewater/Sewer Provider table: Revise to update Bothell plan to 2018 and added language that the City does not own wastewater treatment facilities it conveys to King County; updated City of Sultans latest plan to 2019. Revised all maps to remove “DRAFT” watermark and update titles. Updated table of contents to list out maps and update. 	
Economic Development	Recommend approval as proposed by staff.	Same as Planning Commission.	
Natural Environment	Recommend approval as proposed by staff.	<ul style="list-style-type: none"> Same as Planning Commission except: Amend Policy NE 9.A.2 to replace “38%” with “no net loss.” 	The Executive recommended ordinance includes an amendment to Policy NE 9.A.2 to reflect language that was: 1) Contained in Amended Motion No. 22-096 and 2) Has support from a coalition of key parties.
Interjurisdictional Coordination	Recommend approval as proposed by staff.	Same as Planning Commission.	
Climate Change and Resiliency	Recommend approval as proposed by staff.	<p>Same as Planning Commission except:</p> <ul style="list-style-type: none"> Add new CRE Policy 2.B.7 related to energy conservation and recycling that was GPP NE Policy 10.B.6. Revise maps to remove “DRAFT” watermark. Revise Table of contents to list out maps. 	The Executive recommended ordinance contains the revisions to the CRE listed in the adjacent column.
Tribal Coordination	<p>Recommend approval as proposed by staff except:</p> <ul style="list-style-type: none"> Add two new policies to the Tribal Coordination Element regarding tidelands and water. 	<p>Same as Planning Commission except:</p> <ul style="list-style-type: none"> Add two new policies TC 2.B.4 and TC 2.C.2 to the Tribal Coordination Element regarding tidelands and water (slightly different language than PC). 	The Executive recommended ordinance includes alternative language that retains the intent of the Planning Commission recommendation but will be less challenging to implement.

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
Urban Core Subarea Plan	Recommend approval as proposed by staff.	Same as Planning Commission except: <ul style="list-style-type: none"> Amend the Urban Core Subarea Plan update information on employment, climate change and the list of transportation projects to add 8th Ave W project (see notes on the Transportation Element above). 	The Executive recommended ordinance includes: 1) The addition of UC Table 2-4 that shows the 2020-2022 total employment by MUGA (municipal urban growth area) portions of the Urban Core Subarea, 2) A revision to UC Map 3-1 the map has been amended to change an area south of 148th St and west of 52nd Av from “gap areas not claimed by any city” to “Lynnwood MUGA.”, 3) The addition to narrative and UC Policies 4.5 and 4.6 that expands the principles of sustainability and green building practices to include Leadership in Energy and Environmental Design (LEED) and Build Green, 4) A revision to UC Map 5-1 the future land use (FLU) designation for an area north of Center Rd and east of Hwy 99 has been changed from “Light Rail Community” to “Mixed Use Corridor,” and 5) add improvements to 8 th Ave W to the list of transportation projects.
Appendices	Recommend approval as proposed by staff.	Same as Planning Commission except: <ul style="list-style-type: none"> Update List of Appendices Update Appendix E Update Appendix I. 	

Adopting Future Land Use Map Amendments to the comprehensive plan

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval of Alternative 2 Future Land Use Map except: <ul style="list-style-type: none"> Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22-134 expansion. Add SW 10 Docket application for new Urban Center inside SW UGA. Add MV2 Docket application to the Marysville UGA. Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA. The DR 1 docket application was not recommended but recommended that Darrington work with County on a revised proposal. 	Recommend approval of Alternative 2 Future Land Use Map except: <ul style="list-style-type: none"> Add 80 acres south Maltby Rd to the SW UGA Motion No. 22-134 expansion. Add SW 10 Docket application for new Urban Center inside SW UGA. Change six acres near Airport Rd/SR 99 from Urban Center to Mixed Use Corridor. Include revised DR 1 application UGA swap proposal. 	The Executive recommended ordinance excludes: 1) MV 2 Docket application as a reasonable measures analysis has not been completed to support expansion of the Marysville UGA, 2) Motion No. 22-098 and the MALT 1 Docket application as forecasted employment growth for the Maltby UGA does support a need for a UGA expansion, 3) Includes a change from Urban Center to Mixed Use Corridor for six acres near Airport Rd/State Route 99 north of Center Road to create a more logical plan designation boundary.

Amending the official zoning map as part of the 2024 GMACP Update

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval of Alternative 2 Zoning Map except: <ul style="list-style-type: none"> Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22-134 expansion. Add SW 10 Docket application for Urban Center rezone inside 	Adopt Alternative 2 Zoning Map except: <ul style="list-style-type: none"> Add 80 acres south Maltby Rd to the SW UGA Motion No. 22-134 expansion. Add SW 10 Docket application for Urban Center 	The Executive recommended ordinance excludes: 1) MV 2 Docket application as a reasonable measures analysis has not been completed to support expansion of the Marysville UGA, 2) Motion No. 22-098 and the MALT 1 Docket application as forecasted employment growth for the Maltby UGA does support a need for a UGA expansion, 3) Includes a change from Urban Center to Mixed Use Corridor zoning for six acres near

Planning Commission Recommendation	Executive Recommendation	Comments
SW UGA. <ul style="list-style-type: none"> Add MV2 Docket application to the Marysville UGA. Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA. The DR 1 docket application was not recommended but recommended that Darrington work with County on a revised proposal. 	rezone inside SW UGA. <ul style="list-style-type: none"> Change six acres near Airport Rd/State Route 99 from Urban Center to Mixed Use Corridor. Include revised DR 1 application UGA swap proposal. 	Airport Rd/State Route 99 north of Center Road to create a more logical zoning boundary.

Amending the zoning map to implement changes to the Future Land Use Map, and revising the Darrington Urban Growth Area (DR1-Darrington)

Planning Commission Recommendation	Executive Recommendation	Comments
Continue to work with the Town of Darrington on a UGA swap (exclude Alt 2 version from FLU Map and Zoning).	Adopt a GMA compliant UGA swap for the Darrington UGA.	The Executive recommended ordinance contains a UGA swap that has been negotiated with the Town of Darrington and complies with state law, and regional and countywide planning policies.

Amending the zoning map to implement changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (Motion No. 22-134)

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval of Motion No. 22-134 plus approximately 80 acres south of Maltby Road, north of 215 th St, west of powerline.	Same as Planning Commission.	N/A

Amending the zoning map to implement changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (SW 10-CS Real Estate)

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval.	Same as Planning Commission recommendation.	N/A

Amending Chapter 30.23 of the Snohomish County Code (SW12 – Mietzner)

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval.	Same as Planning Commission.	N/A

Amending the zoning map to implement changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (SW17-Town of Woodway)

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval.	Same as Planning Commission.	N/A

Reformatting the GMA Comprehensive Plan

In addition to making necessary and required amendments to the County's comprehensive plan, the document underwent an extensive reformatting process, the first since the initial adoption in 1995. This included merging the current four separate documents (General Policy Plan, Transportation Element, Park and Recreation Element and Capital Facilities Plan) into one document. Consistent formatting of fonts, header/footers, headings, tables and maps along with the addition of color photographs represent a much improved and more useable document.

The exhibits attached to the ordinance amending the comprehensive plan indicate amendments to the [list the elements being amended] shown in underline/strikethrough. However, for the Transportation, Parks and Recreation, and Capital Facilities and Utilities Elements as well as the Introduction and select Appendices the reformatting changes were so extensive they required a complete repeal and replace. For the three new elements, Climate Change and Resiliency, Tribal Coordination, and the Urban Core Subare Plan all text is new and therefore not shown in underline.

Attachments:

Planning Commission Recommendation Letters dated January 16, 2024.

cc:

Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Long Range Planning Manager
Ryan Countryman, Legislative Analyst



SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation on Final Docket XXI

Snohomish County Council,

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding the Final Docket XXI proposed amendments to the Snohomish County Growth Management Act Comprehensive Plan (GMACP) policies and Future Land Use (FLU) Map, zoning, and Snohomish County Code (SCC). The Planning Commission had briefings on the Final Docket XXI proposals on September 12, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

Consistent with the requirements for processing of the final docket in SCC 30.74.060, the Planning Commission makes the following recommendations to the Snohomish County Council, which are supported by findings of facts and conclusions after considering testimony and information presented during the public hearing process.

PLANNING COMMISSION RECOMMENDATIONS

- **DR1 – Town of Darrington:** A motion was made by Commissioner Campbell recommending the Town of Darrington continue to work with County staff on a docket application that can meet final approval criteria [Motion approved 9-0.] The recommendation is based on the findings in the September 11, 2023, PDS staff report and public testimony that the proposal as studied for the Draft Environmental Impact Statement (DEIS) and evaluated for the staff recommendation is inconsistent with the Growth Management Act (GMA), the Multicounty Planning Policies (MPPs), the Countywide Planning Policies (CPPs), and the Snohomish County GMACP policies and should be denied. The DR1 docket as evaluated is a proposal to amend the FLU Map of the Snohomish County GMACP to:
 - remove 262 acres from the western part of the Urban Growth Area (UGA) and redesignate from Urban Low Density Residential-3 (ULDR-3), Urban Industrial (UI), and Public/Institutional Use (P/IU) to Rural Residential-Rural Diversification (RR-RD), Commercial Forest-Forest Transition Area (CF-FTA), and Rural Industrial (RI), and rezone the area from Heavy Industrial (HI) and R-12,500 to Rural Diversification (RD), Forestry (F), and Rural Industrial (RI);
 - add 160 acres to the north of the UGA and redesignate from Low Density Rural Residential (LDRR), CF-FTA, RI, and RR-RD and Rural/Urban Transition Area (RUTA) overlay to P/IU, UI, and ULDR-3, and rezone the area from F, RD, and RI to R-12,500 and HI; and

- add 7.8 acres to the south of the UGA and redesignate from Rural Residential-10-Resource Transition (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3 and rezone the area from RD to R-12,500.

- **LS2 – City of Lake Stevens: No recommendation** [Motion to recommend approval failed 5-4] was made on a proposed expansion of the east boundary of the Lake Stevens UGA and redesignation of 3.42 acres from Rural Residential (RR) and RUTA to UI. The proposal calls for rezoning the subject property from Rural 5-Acre (R-5) zoning to HI. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies.
- **MALT1 – Vangemert: Recommend Approval** [Motion approved 9-0] of a proposed expansion of the Maltby UGA and redesignation of 10.7 acres from RR to UI. The proposal calls for rezoning the subject property from R-5 zoning to Light Industrial (LI). The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is not fully supported by GMA, the MPPs, the CPPs, and the GMACP policies. The Planning Commission based its recommendation on the public testimony recommending approval.
- **MON2 – Davis-Johnson: No recommendation** [Motion to recommend denial failed 4-5] was made on a proposed expansion of the northern boundary of the Monroe UGA and redesignation of 22 acres from RR and RUTA to Urban Low Density Residential (ULDR). The proposal also calls for rezoning the subject property from R-5 to R-9,600 zoning. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies.
- **MV2 – Northpoint Development, LLC: Recommend Approval** [Motion approved 6-3] of a proposed expansion of the eastern boundary of the Marysville UGA and redesignation of approximately 183 acres from Rural Residential-10 (RR-10) to UI. The proposal calls for rezoning the subject property from Agriculture-10 Acre (A-10) to LI. The MV2 docket also calls for the following two policy amendments:

Repeal Objective LU 6.D

Designate Rural Residential-10 in those areas outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low-density rural uses.

Repeal LU Policy 6.D.1

Provide that the portion of the Rural Residential-10 area bounded on the south by 108th and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and specialty agriculture priority.

The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is not fully supported by GMA, the MPPs, the CPPs, and the GMACP policies. The Planning Commission based their recommendation on the public testimony received recommending approval.


- **SW10 – CS Real Estate Development, LLC: Recommend Approval** [Motion approved 9-0] of a proposed redesignation of 14 acres within the Southwest UGA from UI to Urban Center. The proposal calls for rezoning the subject property from LI to Urban Center. The recommendation is based on the findings in the September 11, 2023, PDS staff report.
- **SW12 – Mietzner: Recommend Approval** [Motion approved 9-0] of a proposed amendment to SCC 30.23.040(14) to expand the area east of SR 99 right-of-way and north of SR 525 and south of the City of Everett, from 800 feet to 2,000 feet, in which maximum height limits of 75 feet apply for multi-family residential development. The recommendation is based on the findings in the September 11, 2023, PDS staff report.
- **SW14 – Petrie: Recommend Denial** [Motion approved 9-0] of a proposed expansion of the eastern boundary of the Southwest UGA and redesignation of 10.75 acres from RR and RUTA to

Urban Medium Density Residential (UMDR). The proposal calls for rezoning the subject property from R-5 to Low Density Multiple Residential (LDMR). The recommendation is based on the findings in the September 11, 2023, PDS staff report.

- **SW17 – Town of Woodway: Recommend Approval** [Motion approved 9-0] of a proposed expansion the western boundary of the Southwest UGA and Woodway MUGA to: 1) add the 1,607 acres of Town of Woodway’s remaining incorporated area which lies within Puget Sound; and 2) add the 2.99 acres of deep-water pier at Point Wells, designate the pier as Urban Village on the FLU Map, and zone the pier as Planned Community Business (PCB). The recommendation is based on the findings in the September 11, 2023, PDS staff report.

These recommendations were made following the close of the public hearing in October, including written testimony submitted prior to close-of-business on October 31, 2023, and after due consideration of the information presented and is based on the findings and conclusions presented in the numerous staff reports, public comments, and Commission discussion.

Respectfully submitted,


[Robert Larsen \(Jan 16, 2024 18:07 PST\)](#)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

Attachments:

Planning Commission Minutes of October 24 and November 14 and 15, 2023

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services



SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation on the 2024 Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding amendments to the Future Land Use (FLU) Map, zoning, and Municipal Urban Growth Area (MUGA) Map as part of the 2024 Update of the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The Planning Commission had a briefing on the map alternatives on September 12, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

There were hundreds of written comments received by the Planning Commission, and 67 members of the public commented at the public hearing. The Planning Commission makes the following recommendations to the Snohomish County Council, which are supported by the information and draft findings in the staff reports dated September 11, 2023, and October 10, 2023, and findings and conclusions after considering testimony and information presented during the public hearing process.

PLANNING COMMISSION RECOMMENDATION

On the first day of deliberations, the Planning Commission made motions about an overall recommended growth alternative, as well as specific County Council-initiated map amendments in motions referred by the County Council for study as part of the 2024 Update, and public docket requests that were part of Final Docket XXI. The Planning Commission recommendations on the Final Docket XXI are detailed in a separate letter.

Future Land Use Alternative: A **motion** was made by Commissioner Campbell and Seconded by Commissioner Sheldon to recommend Alternative 2 [Approved 6-3]. Alternative 2 from the Draft Environmental Impact Statement (DEIS) includes the following FLU Map Amendments:

- Urban Core Subarea Plan FLU Map
- Infill review-proposed FLU Map amendments within the High Capacity Transit Communities regional geography
- Several proposals from Final Docket XXI
- One County Council-initiated Urban Growth Area (UGA) expansion
- Minor technical amendments

Alternative 2 also includes implementing zoning amendments and amendments to the MUGA map consistent with the changes to the Southwest UGA boundary. It is a medium growth alternative that is

generally consistent with the adopted initial 2044 growth targets developed by Snohomish County Tomorrow and adopted by the County Council in the Countywide Planning Policies.

Note that the recommendations on the following specific County Council-initiated map amendments and the individual Final Docket XXI requests may modify the Alternative 2 FLU Map, zoning, MUGA Map, and growth targets to form the Planning Commission recommended alternative.

County Council Motion No. 22-090 Referring a Proposed Expansion of the Southwest UGA: No recommendation was made on a proposed expansion of the east boundary of the Southwest UGA to add 789 acres generally using the Puget Sound Power & Light/Olympic Pipeline utility corridor as an eastern boundary for a variety of residential and Public/Institutional Use (P/IU) FLU designations, with implementing zoning. A motion was made by Commissioner Ash recommending adoption of Motion No. 22-090 and was seconded by Commissioner Brown [Motion failed 5-4]. Motion No. 22-090 was not included in Alternative 2 analyzed within the DEIS.

County Council Motion No. 22-095 Referring a Proposed Expansion of the Lake Stevens UGA: No recommendation was made on a proposed expansion of the Lake Stevens UGA to add 313.5 acres in three areas to the west, south, and east of the existing UGA boundary for Urban Low Density Residential (ULDR), Urban Commercial, and P/IU uses with implementing zoning. A motion to recommend approval of Motion No. 22-095 was made by Commissioner Sheldon and was seconded by Commissioner Ash [Motion failed 5-4]. Motion No. 22-095 was not included in Alternative 2 analyzed within the DEIS.

County Council Motion No. 22-098 Referring a Proposed Expansion of the Maltby UGA: Recommend Approval of a proposed expansion of the Maltby UGA to add a total of 255 acres plus additional right-of-way in three areas northwest, southeast, and a small amendment west of the existing UGA for P/IU, Urban Industrial (UI) and Urban Commercial uses with implementing zoning. A motion recommending approval for Motion No. 22-098 was made by Commissioner Ash and was seconded by Commissioner Niemela [Approved 9-0]. Motion No. 22-098 was not included in Alternative 2 analyzed within the DEIS, so this represents a modification to Alternative 2 for the Planning Commission recommended alternative. The Planning Commission's recommendation was based on public testimony.

County Council Motion No. 22-099 Referring a Proposed Expansion of the Monroe UGA: No recommendation was made on a proposed expansion to the northwestern part of Monroe UGA by 68 acres between US-2 and Roosevelt Rd with redesignation on the FLU Map from Rural Residential (RR) and Rural/Urban Transition Area (RUTA) overlay to ULDR, with implementing zoning. A motion to recommend approval of Motion No. 22-099 was made by Commissioner Sheldon and was seconded by Commissioner Sievers [Motion failed 5-4]. Motion No. 22-099 was not included in Alternative 2 analyzed within the DEIS.

County Council Motion No. 22-134 Referring a Proposed Expansion of the Southwest UGA: Recommend Approval as Amended of a proposed expansion of the Southwest UGA in the proximity of Maltby Rd and 43rd Ave SE. The original proposal was to expand the UGA by approximately 300 acres and redesignate it to Urban Medium Density Residential (UMDR) and P/IU FLU designations with Low Density Multiple Residential (LDMR) and R-9,600 zoning. A motion to amend the main motion was made by Commissioner Busted to include all areas with R-5 zoning north of 215th to Maltby Road be included from Motion No. 22-090 and was seconded by Commissioner Sheldon [Approved 7-2]. A motion to recommend approval of Motion No. 22-134 was made by Commissioner Sheldon and was seconded by Commissioner Ash [Approved 8-1]. Motion No. 22-134 was included in Alternative 2 analyzed within the DEIS, and the amended area represents a modification to Alternative 2 for the Planning Commission recommended alternative. The Planning Commission's recommendation was based on the staff reports dated September 11, 2023, and October 10, 2023, and public testimony.


Final Docket XXI: A separate letter was prepared detailing the recommendations on each of the Final Docket XXI proposals. The following docket requests were recommended for approval and included in the Planning Commission recommended alternative:

- MALT1 – Vangemert (this was not included in Alternative 2)
- MV2 – Northpoint Development, LLC (this was not included in Alternative 2)
- SW10 – CS Real Estate Development, LLC (this was not included in Alternative 2)
- SW12 – Mietzner
- SW17 – Town of Woodway

Docket DR1 – Town of Darrington was not recommended for approval and was included in Alternative 2, so that is a modification for the Planning Commission recommended alternative. The Planning Commission did recommend that the Town continue to work with the County to develop a proposal that can be approved. No recommendations were made on the LS2 – City of Lake Stevens and the MON2 – Davis-Johnson proposals, both of which were not included in Alternative 2. The Planning Commission recommended denial for the SW14 – Petrie docket proposal, which was not included in Alternative 2.

These recommendations were made following the close of the public hearing in October, including written testimony received by October 31, 2023, and after due consideration of the information presented and is based on the findings and conclusions presented in the staff reports, public comments, and Commission discussion.

Respectfully submitted,


Robert Larsen (Jan 16, 2024 18:20 PST)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

Attachments:

Planning Commission Minutes of October 24 and November 14 and 15, 2023

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services



SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission Recommendation on the Elements of the Snohomish County Growth Management Act Comprehensive Plan

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding the Elements of the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The Planning Commission had briefings on each element of the GMACP from March 28, 2023, through September 26, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

The recommendation includes three new elements, four repeal and replacements for elements and the Introduction, and amendments to the remaining six elements.

There were hundreds of written comments received by the Planning Commission, and 67 members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

On the second day of deliberations, the Planning Commission made motions about each of the 12 GMACP elements, the introduction and appendices, and a final motion to instruct staff to compile all amendments into one document and make housekeeping updates as necessary. The elements, proposed amendments, findings for amendments, and votes are listed below:

Transportation Element: Commissioner Campbell moved to recommend approval, seconded by Commissioner Sheldon. Approved 7-0 with one amendment

- Amendment moved by Commissioner Sheldon, seconded by Campbell (Approved 6-1 with Niemela opposed): Add a policy to review the road safety plan including speed limits using TR policy 2.B.3 to be reviewed every two years.
- Amendment Finding: Commissioners have witnessed reckless driving, and this policy could help implement positive change. Additionally reducing speed limits, can reduce the use of gas and be an aid to climate change resiliency.

Park and Recreation Element: Commissioner Sheldon moved to recommend approval, and Commissioner Campbell seconded. Approved 8-0.

Capital Facilities and Utilities Element: Commissioner Campbell moved to recommend approval, and Commissioner Ash seconded. Approved 8-0.

Population and Employment Element: Commissioner Sheldon moved to recommend approval, and Commissioner Campbell seconded. Approved 8-0.

Economic Development Element: Commissioner Sheldon moved to recommend approval, Commissioner Ash seconded. Approved 8-0.

Interjurisdictional Coordination Element: Commissioner Sheldon moved to recommend approval, seconded by Commissioner Brown. Approved 8-0.

Land Use Element: Commissioner Sheldon moved to recommend approval, Commissioner Brown seconded. Approved 8-0 with two amendments:

- Amendment moved by Commissioner Campbell and seconded by Commissioner Brown: Add a policy to conduct a comprehensive review of designated forest and agricultural lands of long-term significance. The review shall identify important parcels of forest and agricultural lands and downzone those parcels that qualify in the property tax codes for such purposes and to reduce the likelihood that these lands will be converted to housing and rural clusters. The review should also recommend measures to reduce the conversion of these lands to non-forest and non-agricultural uses.
- Amendment Finding: The county has lost tremendous agricultural and forest lands since 1990s and the agricultural and forest land designations of long-term commercial significance create an avenue for the preservation of the resource lands.
- Amendment moved by Commissioner Campbell and seconded by Commissioner Busted: Repeal the provision in 14.A.8(d) that exempts properties designated or zoned for single family residential and townhouse unit lot subdivisions from TDR receiving areas.
- Amendment Finding: TDR is an important component to preserve working farms and forest lands and removing single family exceptions from becoming a receiving area would conserve more working lands.
- A third amendment is included within the recommended approval for docket MV2 described in the Planning Commission Recommendation Letter from day one of deliberations.

Housing Element: Commissioner Sheldon moved to recommend approval, Commissioner Campbell seconded. Approved 8-0 with one amendment:

- Amendment moved by Commissioner Campbell and seconded by Commissioner Sheldon: Add a policy Snohomish County to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family housing to encourage that a mix of housing is created in areas of infill development and public transit.
- Amendment Finding: There is no affordable housing in SWUGA, and this will provide a strong tool to help create it and meet goals.

Natural Environment Element: Commissioner Campbell moved to recommend approval, Commissioner Ash seconded. Approved 8-0.

Climate Change and Resiliency Element: Commissioner Sheldon moved to recommend approval, Commissioner Campbell seconded. Approved 8-0.

Urban Core Subarea Plan: Commissioner Campbell moved to recommend approval, Commissioner Sheldon seconded. Approved 8-0.

Tribal Coordination Element: Commissioner Sheldon moved to recommend approval, Commissioner Brown seconded. Approved 8-0 with two amendments:

- Amendment moved by Commissioner Sheldon and seconded by Commissioner Campbell: Add a policy to encourage future discussion of tribal jurisdiction on tidal lands within the reservation boundaries and refer to applicable tribal law.


- Amendment Finding: The recommended approval of docket SW17 docket on day 1 of deliberations, adjusted the UGA to include the pier and water. This amendment would discuss a similar extension of Tribal jurisdiction into tidelands.
- Amendment moved by Commissioner Sheldon and seconded by Commissioner Campbell: Add a policy to encourage future discussion of Tribal jurisdiction over waters, including groundwater, surface water and public water distribution systems “within” the reservation boundaries and refer to applicable tribal law and policy over such waters.
- Amendment Finding: The discussion and approval of the amendment related to tribal jurisdiction on tidal lands within the reservation boundaries led to further discussion about protecting tribal sovereign and treaty rights. This amendment would discuss future engagement with tribal planning partners on the topic of water and water rights in service of this concept.

Introduction and Appendices: Commissioner Campbell moved to recommend approval, Commissioner Brown seconded. Approved 8-0.

Final Motion: Instruct staff to compile all of Planning Commission amendments into final documents and 1) adjust comprehensive plan elements to match our recommended land use alternative, and 2) make necessary changes to ensure internal consistency between individual elements. Approved 8-0.

These recommendations were made following the close of the public hearing in October after due consideration of the information presented and are based on the findings and conclusions presented in the numerous element staff reports, public comments, and Commission discussion.

Respectfully submitted,


Robert Larsen (Jan 18, 2024 19:41 PST)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services

From: 2023Update@snoco.org, SCD-
Sent: Monday, August 5, 2024 11:25 AM
To: Hickey, Lisa
Subject: FW: Online Form Submission #158064 for General Comment Form for the 2024 Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

A new public comment for the 2024 Update.

Best,
Sarah

Sarah Titcomb | *Principal Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning Division
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | Sarah.Titcomb@snoco.org
she/her/hers

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, August 2, 2024 9:22 PM
To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Subject: Online Form Submission #158064 for General Comment Form for the 2024 Comprehensive Plan

General Comment Form for the 2024 Comprehensive Plan

Introduction

Please use this form to send a question or comment about the 2024 Comprehensive Plan Update.

WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan is a policy document that guides Snohomish County decisions on a wide range of topics and services over a 20-year time period.

WHY ARE WE UPDATING IT?

When adopted, the County's Comprehensive Plan will cover the planning period from 2024 to 2044. Between now and June 2024, the Comprehensive Plan will go through a major update to:

- Plan for an estimated population increase of roughly 308,000 people countywide between 2020 and 2044.
- Meet state and local requirements, in particular for locating over 80% of the population growth to cities and high-capacity transit areas while preserving rural areas and enhancing natural areas.
- Update the elements of the comprehensive plan to reflect new data and information for transportation, parks, and recreation, housing, economic development, land use, natural environment, and capital facilities.
- Reflect input from the community.

Providing your contact information is optional. However, contact information is necessary if you want to receive future notices related to this topic.

Title VI / ADA

Interpreter and translation services for non-English speakers, and accommodations for persons with disabilities are available upon request. Please make arrangements in advance by emailing the project contact at 2024Update@snoco.org. For questions regarding Public Works' Title VI Program, contact the Title VI Coordinator via e-mail at spw-titlevi@snoco.org, or phone 425-388-6660. Hearing/speech impaired call 711.

Para solicitar esta encuesta en español, envíe un correo electrónico con el siguiente asunto: "2024 Update General Comment- Spanish Translation Request" y enviarlo a 2024Update@snoco.org desde la cuenta de correo electrónico a la que usted desee que respondamos. Asimismo, puede ponerse en contacto con el Coordinador del título VI del Condado de Snohomish al teléfono 425-388-6660.

이 설문 조사를 한국어로 요청하시는 경우, 당사에서 회신해 주기를 바라는 이메일 주소인 2024Update@snoco.org 로 "2024 Update General Comment - Korean Translation Request" 이라는 제목의 이메일을 보내 주시기 바랍니다. 또는 425-388-6660 번으로 전화하면 Snohomish County Title VI 코디네이터와 상담을 할 수 있습니다.

Contact Information

Submitted by	Individual
(if applicable) Organization	Field not completed.
First Name	Dana
Last Name	Dellinger
Address	11915 263rd Ave SE

City	Monroe
State	WA
ZIP Code	98272
Email1	Danadellinger@hotmail.com
Receive project email updates?	Sign up for email

Your Comment

Question/Comment	<p>I would like to suggest that there are changes in Snohomish County about guns and explosions. I live in an unincorporated area and there is frequent gunshots, most likely from target practice at private property. There are also large explosions several times a week.</p> <p>While the area is somewhat rural, it is also rather heavily populated in 2024 and will likely grow more so over the next 10 to 20 years. There are many pockets of subdivisions and a considerable number of families. Gunshots and explosions do not increase feelings of security at one's home, but rather nervousness. Particularly knowing that not all gun activity is benign or all target practice done responsibly and so requiring adults to become alert at the sounds. Perhaps an increase in ranges is needed, regardless, this area is no longer rural enough for such activities. Additionally, the explosions shake my house at times and I'm concerned about the foundation. Am I able to sue these people if I can locate where the explosions are coming from? I do have neighbors that say they know the people who are doing it and that they are likely shooting explosives. Again, this is simply no longer the sparsely inhabited area that it once was and what is allowed needs to be reevaluated to increase both safety and sense of security accordingly. Thank you.</p>
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(Optional) Please upload any files that will help us better understand your comment(s).	<i>Field not completed.</i>
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Email not displaying correctly? [View it in your browser.](#)

From: Titcomb, Sarah
Sent: Monday, August 5, 2024 9:19 AM
To: Hickey, Lisa
Subject: FW: Public Hearing RE: SW17 Final Docket Recommendation transmitted to Council
Attachments: Public Hearing RE: DR1 Executive Recommendation transmitted to Council RE: Planning Commission ; Public Hearing RE: SW14 Final Docket Recommendation transmitted to Council; Public Hearing on SW12 Docket Request and Substitute Ordinance; Public Hearing RE: SW10 Final Docket Recommendation transmitted to Council; Public Hearing RE: MV2 Final Docket Recommendation transmitted to Council; Public Hearing RE: MON2 Final Docket Recommendation transmitted to Council; Public Hearing RE: MALT1 Final Docket Recommendation transmitted to Council; Public Hearing RE: LS2 Final Docket Recommendation transmitted to Council

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below and attached are recent 2024 Update public correspondence.

Best,
Sarah

Sarah Titcomb | *Principal Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning Division

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2128 | Sarah.Titcomb@snoco.org

she/her/hers

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From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Friday, August 2, 2024 5:17 PM
To: Eric Faison <eric@townofwoodway.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Public Hearing RE: SW17 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the SW17 proposal for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here: <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

Note that an amendment sheet will be considered to provide a delayed effective date consistent with [state law](#).

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update



The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Slusser, Frank
Sent: Monday, April 1, 2024 11:30 AM
To: Eric Faison <eric@townofwoodway.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW17 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission and Executive Recommendation for the SW17 – Town of Woodway Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda, which includes links to the SW17 ordinance material, can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The Planning Commission recommended approval of the SW17 proposal and it is included in the Executive Recommendation.

Sincerely,

Frank Slusser | Senior Planner
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Eric Faison eric@townofwoodway.com
Sent: Friday, September 22, 2023 4:25 PM
To: Slusser, Frank frank.slusser@co.snohomish.wa.us
Cc: Titcomb, Sarah Sarah.Titcomb@co.snohomish.wa.us
Subject: Re: SW17 Final Docket Recommendation



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

Thank you for the update, Frank!

e

From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Friday, September 22, 2023 3:32:25 PM
To: Eric Faison <eric@townofwoodway.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW17 Final Docket Recommendation

[External Email Warning!: This email originated outside the Town of Woodway. Do not click links or open attachments unless you know the content is safe.]

Hi Eric,

The staff recommendation on the SW17 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

[https://www.snohomishcountywa.gov/\[DocumentCenter\]\[View\]\[110590\]\[Final-Docket-XXI SW17 Town-of-Woodway PC hearing staff-rec 090723\]](https://www.snohomishcountywa.gov/[DocumentCenter][View][110590][Final-Docket-XXI SW17 Town-of-Woodway PC hearing staff-rec 090723])

The staff recommendation for the SW17 docket proposal is to “approve.” This is based on a number of criteria as detailed in the report. The SW17 proposal was studied in Alternatives 2 and 3 in the draft environmental impact statement (DEIS) for the County’s 2024 Update of our comprehensive plan. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the SW17 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here: [https://snohomishcountywa.gov/\[5597\]\[2024-Update\]](https://snohomishcountywa.gov/[5597][2024-Update]).

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

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PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the Town of Woodway, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:19 PM
To: john@jevrecycling.com; White, Clay
Cc: Titcomb, Sarah
Subject: Public Hearing RE: MALT1 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the 2024 Update of the Snohomish County Comprehensive Plan for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here:

<https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

**COMPREHENSIVE
PLAN UPDATE
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6:00 PM**

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Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Monday, April 1, 2024 10:28 AM
To: 'john@jevrecycling.com' <john@jevrecycling.com>; 'White, Clay' <Clay.White@kimley-horn.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: MALT1 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission Recommendation and the Executive Recommendation for the MALT1 – Vangemert Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

While the Planning Commission recommended approval of the MALT1 proposal, it has not been included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank

Sent: Friday, September 22, 2023 2:53 PM

To: john@jevrecycling.com

Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>

Subject: MALT1 Final Docket Recommendation

Mr. Vangemert,

The staff recommendation on the MALT1 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

https://www.snohomishcountywa.gov/DocumentCenter/View/110593/Final-Docket-XXI_MALT1_John-Vangemert_PC_hearing_staff-rec_090723

The staff recommendation for the MALT1 docket proposal is to “deny.” This is based on a number of criteria as detailed in the report. The MALT1 proposal was studied in Alternative 3 in the draft environmental impact statement (DEIS) for the County’s 2024 Update of our comprehensive plan. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the MALT1 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here: <https://snohomishcountywa.gov/5597/2024-Update>.

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

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Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:19 PM
To: Susan Davis; Lonnie Davis
Cc: Titcomb, Sarah
Subject: Public Hearing RE: MON2 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the 2024 Update of the Snohomish County Comprehensive Plan for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here:

<https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

**COMPREHENSIVE
PLAN UPDATE
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Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Monday, April 1, 2024 11:01 AM
To: Susan Davis <realestatesue@comcast.net>; Lonnie Davis <lonnie-d@comcast.net>

Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Toy, Stephen <Steve.Toy@co.snohomish.wa.us>

Subject: MON2 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission and Executive Recommendation for the MON2 – Davis/Johnson Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The Planning Commission did not recommend the MON2 proposal and it has not been included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank

Sent: Friday, September 22, 2023 3:03 PM

To: Susan Davis <realestatesue@comcast.net>; cferko@barghausen.com; Lonnie Davis <lonnie-d@comcast.net>

Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>

Subject: MON2 Final Docket Recommendation

The staff recommendation on the MON2 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

https://www.snohomishcountywa.gov/DocumentCenter/View/110585/Final-Docket-XXI_MON2_Davis-Johnson_PC_hearing_staff-rec_090723

The staff recommendation for the MON2 docket proposal is to “deny.” This is based on a number of criteria as detailed in the report. The MON2 proposal was studied in Alternative 3 in the draft environmental impact statement (DEIS) for the County’s 2024 Update of our comprehensive plan. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the MON2 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here: <https://snohomishcountywa.gov/5597/2024-Update>.

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:18 PM
To: David Toyer; Benjamin Mitton
Cc: Titcomb, Sarah
Subject: Public Hearing RE: MV2 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the 2024 Update of the Snohomish County Comprehensive Plan for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here:

<https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update

The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Monday, April 1, 2024 10:41 AM
To: David Toyer <david@toyerstrategic.com>; Benjamin Mitton <bmitton@northpointkc.com>

Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: MV2 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission Recommendation and the Executive Recommendation for the MV2 – NorthPoint Development Final Docket XXI proposal have been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

While the Planning Commission recommended approval of the MV2 proposal, it has not been included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Thursday, September 14, 2023 5:25 PM
To: David Toyer david@toyerstrategic.com
Cc: Titcomb, Sarah Sarah.Titcomb@co.snohomish.wa.us; tsmith@northpoint.com
Subject: 2024 Update and Final Docket XXI RE: Planning Commission Reports

Mr. Toyer,

Thank you for reaching out regarding the 2024 Update of the Snohomish County comprehensive plan and Final Docket XXI. The staff reports for the future land use map alternatives and the final docket recommendations can be found attached to the Planning Commission Agenda for their September 26 regular meeting:

https://snohomishcountywa.gov/AgendaCenter/ViewFile/Agenda/_09262023-2135

In addition, here is a link to the staff recommendation for the MV2 docket proposal specifically:

https://www.snohomishcountywa.gov/DocumentCenter/View/110586/Final-Docket-XXI_MV2_Northpoint-Development_PC_hearing_staff-rec_090823

The staff recommendation for the MV2 docket proposal is to “deny.” This is based on a number of factors as detailed in the report. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here:

<https://snohomishcountywa.gov/5597/2024-Update>

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: David Toyer <david@toyerstrategic.com>

Sent: Thursday, September 14, 2023 1:13 PM

To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>

Subject: Planning Commission Reports



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

Frank,

On Tuesday, you referenced some reports and recommendations that were to be uploaded to the Planning Commission website. I can't seem to find them. Can you point me in that direction?

DAVID K. TOYER, PRESIDENT

TOYER STRATEGIC ADVISORS, INC.

10519 20th STREET SE, STE 3

LAKE STEVENS, WA 98258

425-344-1523

toyerstrategic.com

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Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:18 PM
To: qzhong2222@hotmail.com; brian@insightengineering.net
Cc: Titcomb, Sarah
Subject: Public Hearing RE: SW10 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the SW10 – CS Real Estate Development Final Docket XXI proposal for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here:

<https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update

The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Monday, April 1, 2024 11:11 AM
To: 'qzhong2222@hotmail.com' <qzhong2222@hotmail.com>; 'brian@insightengineering.net' <brian@insightengineering.net>

Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW10 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission and Executive Recommendation for the SW10 – CS Real Estate Development Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda, which includes links to the SW10 ordinance material, can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The Planning Commission recommended approval of the SW10 proposal and it is included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Friday, September 22, 2023 3:10 PM
To: qzhong2222@hotmail.com; brian@insightengineering.net
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW10 Final Docket Recommendation

The staff recommendation on the SW10 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

https://www.snohomishcountywa.gov/DocumentCenter/View/110587/Final-Docket-XXI_SW10_CS-Real-Estate-Development_PC_hearing_staff-rec_090723

The staff recommendation for the SW10 docket proposal is to “approve.” This is based on a number of criteria as detailed in the report. The SW10 proposal was studied in Alternative 3 in the draft environmental impact statement (DEIS) for the County’s 2024 Update of our comprehensive plan. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the SW10 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here:

<https://snohomishcountywa.gov/5597/2024-Update>.

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

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Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:18 PM
To: snomom60@gmail.com
Cc: Titcomb, Sarah
Subject: Public Hearing RE: SW14 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the 2024 Update of the Snohomish County Comprehensive Plan for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here:

<https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update

The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Monday, April 1, 2024 11:25 AM
To: 'snomom60@gmail.com' <snomom60@gmail.com>
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW14 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission and Executive Recommendation for the SW14 – Petrie Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The Planning Commission recommend denial of the SW14 proposal and it has not been included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank

Sent: Friday, September 22, 2023 3:26 PM

To: snomom60@gmail.com

Cc: Titcomb, Sarah Sarah.Titcomb@co.snohomish.wa.us

Subject: SW14 Final Docket Recommendation

The staff recommendation on the SW14 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

https://www.snohomishcountywa.gov/DocumentCenter/View/110589/Final-Docket-XXI_SW14_Janice-Petrie_PC_hearing_staff-rec_090723

The staff recommendation for the SW14 docket proposal is to “deny.” This is based on a number of criteria as detailed in the report. The SW14 proposal was studied in Alternative 3 in the draft environmental impact statement (DEIS) for the County’s 2024 Update of our comprehensive plan. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the SW14 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here:

<https://snohomishcountywa.gov/5597/2024-Update>.

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:18 PM
To: mikem@mietznergroupp.com
Cc: Titcomb, Sarah
Subject: Public Hearing on SW12 Docket Request and Substitute Ordinance

The County Council has set a public hearing on the SW12-Mietzner Final Docket XXI proposal for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here: <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

Note that the Council will consider a Substitute Ordinance for the SW12 proposal. The revised proposal would amend SCC 30.23.040(5), (9) and (14) to cover all unincorporated areas within 2,000 feet of SR 99, and to eliminate residential density limits, provide relief from the bulk requirements, and increase height limits to 75 feet, for multifamily development for that entire corridor.

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update

The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Friday, June 28, 2024 4:30 PM
To: mikem@mietznergrou.com
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Briefing on Potential Substitute version of SW12 Docket Request

This is a heads up that on July 2, 2024, at 11 AM at the Snohomish County Council Planning Committee meeting, there is a scheduled briefing on a potential Substitute Ordinance from Council that would modify the SW12 – Mietzner docket request. This would potentially replace the ordinance forwarded by the Executive to approve the SW12 docket request.

The revised proposal would amend SCC 30.23.040(5), (9) and (14) to cover all unincorporated areas within 2,000 feet of SR 99, and to eliminate residential density limits, provide relief from the bulk requirements, and increase height limits to 75 feet, for multifamily development for that entire corridor.

The agenda for Tuesday's briefing is attached. The revisions are discussed in the Council staff report here:
<https://snohomish.legistar.com/View.ashx?M=F&ID=13063470&GUID=7EDFA837-EECF-472B-8731-F1D340A62FF2>

Note that PDS staff have been directed include an analysis of these revisions in the FEIS for the 2024 Update and Final Docket XXI.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Slusser, Frank
Sent: Monday, April 1, 2024 11:21 AM
To: mikem@mietznergrou.com
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW12 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission and Executive Recommendation for the SW12 – Mietzner Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda, which includes links to the SW12 ordinance material, can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The Planning Commission recommended approval of the SW12 proposal and it is included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank
Sent: Friday, September 22, 2023 3:17 PM
To: mikem@mietznergroupp.com
Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: SW12 Final Docket Recommendation

The staff recommendation on the SW12 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

https://www.snohomishcountywa.gov/DocumentCenter/View/110588/Final-Docket-XXI_SW12_Mike-Mietzner_PC_hearing_staff-rec_090723

The staff recommendation for the SW12 docket proposal is to “approve.” This is based on a number of criteria as detailed in the report. The SW12 proposal was studied in Alternatives 2 and 3 in the draft environmental impact statement (DEIS) for the County’s 2024 Update of our comprehensive plan. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the SW12 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here: <https://snohomishcountywa.gov/5597/2024-Update>.

Thank you,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:17 PM
To: Brenda Elder; Reid Shockey
Cc: Titcomb, Sarah; Dan Rankin
Subject: Public Hearing RE: DR1 Executive Recommendation transmitted to Council RE: Planning Commission

The County Council has set a public hearing on the DR1 proposal for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here: <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

Note that an amendment sheet will be considered to provide a delayed effective date consistent with [state law](#).

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update



The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Monday, April 01, 2024 10:10 AM

To: Reid Shockey <rshockey@shockeyplanning.com>; Dan Rankin <dan.rankin@darringtonwa.us>
Cc: Dianne Allen <Dianne.Allen@darringtonwa.us>; Brenda Elder <belder@shockeyplanning.com>;
Kvarnell@shockeyplanning.com; Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: DR1 Executive Recommendation transmitted to Council RE: Planning Commission

The Executive Recommendation for the DR1 – Town of Darrington Final Docket XXI proposal has been forwarded to the County Council. The attached memorandum describes the Executive Recommendation.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda, which includes links to the DR1 ordinance material can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The recommendation is to approve the revised DR1 proposal. The proposal forwarded has been revised as confirmed by Mayor Rankin subsequent to the Snohomish County Planning Commission deliberations. The attached map shows the revised proposal.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Monday, November 27, 2023 10:45 AM
To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Cc: Dan Rankin <dan.rankin@darringtonwa.us>; Dianne Allen <Dianne.Allen@darringtonwa.us>; Brenda Elder <belder@shockeyplanning.com>; Kvarnell@shockeyplanning.com
Subject: FW: Planning Commission



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From: Reid Shockey
Sent: Friday, November 17, 2023 10:14 AM
To: Slusser, Frank (frank.slusser@co.snohomish.wa.us) <frank.slusser@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Cc: dan.rankin@darringtonwa.us; Dianne Allen <dianne.allen@darringtonwa.us>; Brenda Elder <belder@shockeyplanning.com>
Subject: FW: Planning Commission

[Darrington Plan Maps.pdf](#)

Good morning Frank and David.

Checking in on status of the Planning Commission deliberations which concluded on November 15th. Again, I represent the Town of Darrington which received a unanimous PC recommendation for approval under Docket DR1. I believe it, along with other Commission recommendations are now on their way to the County Council for a decision. Could you confirm the current schedule for Council action, please? Thanks.

The Town would like to move forward with discussions of amendments to the UGA boundaries and Future Land Use mapping, as part of the 2024 Plan update, due in late 2024. The County's September 11 memo and Darrington's October 25th letter establish a good framework for discussions. We also will soon have maps for the parties to mark up (drafts attached). We would suggest a meeting between the Town, County and Tribe to reconcile these various documents.

Comments appreciated on how to move forward.

Thanks

Reid H. Shockey, AICP
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From: Reid Shockey
Sent: Thursday, November 16, 2023 9:32 AM
To: Slusser, Frank (frank.slusser@co.snohomish.wa.us) <frank.slusser@co.snohomish.wa.us>
Cc: dan.rankin@darringtonwa.us; Dianne Allen <dianne.allen@darringtonwa.us>; Brenda Elder <belder@shockeyplanning.com>
Subject: Planning Commission

Good morning Frank. Did the Commission finish its work last night or do they have a meeting tonight? I'm not attending those since I believe they've taken no further action or discussion on Darrington Docket DR1 beyond their unanimous recommendation Tuesday to approve the UGA swap subject to agreement between the Town and County on FLUM and boundary adjustments which accommodate target population and employment numbers through 2044. If that is all correct, I'll be requesting a meeting with the parties, including the Sauk Suiattle Tribe over the coming weeks to agree on the parameters.

Thanks Frank. Appreciate your confirming/correcting my thinking.

Reid

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Hickey, Lisa

From: Slusser, Frank
Sent: Friday, August 2, 2024 5:19 PM
To: Russell Wright
Cc: Titcomb, Sarah
Subject: Public Hearing RE: LS2 Final Docket Recommendation transmitted to Council

The County Council has set a public hearing on the 2024 Update of the Snohomish County Comprehensive Plan for August 19, 2024, at 6 PM. The hearing will be held in the Jackson Board Room - 8th Floor Robert J. Drewel Building and remotely. You can find more information about the County Council process here:

<https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

**COMPREHENSIVE
PLAN UPDATE
HEARING**

County Council will hold a public hearing in August. **Meeting time subject to change, may be continued to a future date as necessary.*

**MONDAY, AUGUST 19
6:00 PM**

Snohomish County Council will begin a public hearing related to the 2024 Comprehensive Plan Update



The hearing is a hybrid meeting, open to the public both virtually and in person at 3000 Rockefeller Ave.
Find more information at:
<https://snohomish.legistar.com/Calendar.aspx>

Sincerely,

Frank Slusser | Senior Planner

[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Slusser, Frank
Sent: Monday, April 1, 2024 10:17 AM
To: 'Russell Wright' <rwright@lakestevenswa.gov>

Cc: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: LS2 Final Docket Recommendation transmitted to Council

The Snohomish County Planning Commission and Executive Recommendation for the LS2 – City of Lake Stevens Final Docket XXI proposal has been forwarded to the Snohomish County Council. The attached memorandum describes the recommendations.

The first briefing of the County Council, which will be an overview of the 2024 Update of the Snohomish County Comprehensive Plan, will be tomorrow, April 2, 2024, at 11 AM at the Planning and Community Development Committee. The agenda can be found here:

<https://snohomish.legistar.com/View.ashx?M=A&ID=1135173&GUID=15BCD475-93CB-45DE-9207-C6ACC866EBFD>

The Planning Commission did not recommend the LS2 proposal and it has not been included in the Executive Recommendation.

Sincerely,

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

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From: Slusser, Frank
Sent: Friday, September 22, 2023 2:43 PM
To: Russell Wright rwright@lakestevenswa.gov
Cc: Titcomb, Sarah Sarah.Titcomb@co.snohomish.wa.us
Subject: LS2 Final Docket Recommendation

Hi Russ,

The staff recommendation on the LS2 Final Docket proposal was forwarded to the Snohomish County Planning Commission. Here is a link to that report:

https://www.snohomishcountywa.gov/DocumentCenter/View/110592/Final-Docket-XXI_LS2_City-of-Lake-Stevens_PC_hearing_staff-rec_090723

The staff recommendation for the LS2 docket proposal is to “deny.” This is based on a number of factors as detailed in the report. The LS2 proposal was studied in Alternative 3 in the DEIS for the County’s 2024 Update. That DEIS was issued September 6, 2023. The planning commission briefing on the 2024 Update Map Alternatives and Final Docket XXI proposals, including the LS2 proposal, was on September 12, 2023. The comment period on the DEIS and the map alternatives runs through October 23, 2023. The Planning Commission Hearing on the docket and future land use map will be October 24, with the 25th and 26th held if necessary. That is an opportunity to provide verbal testimony in person or by Zoom as well as to submit written testimony. Planning Commission deliberations will be held in November. That will be followed by the County Council consideration in 2024 with the deadline for action being December 31, 2024. More information can be found here: <https://snohomishcountywa.gov/5597/2024-Update>.

Thank you,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

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425-262-2944 | frank.slusser@snoco.org

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