



Snohomish County Council

Public Hearings

Meeting Minutes

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

Wednesday, December 4, 2024	10:30 AM	Jackson Board Room - 8th Floor
		Robert J. Drewel Building
		& Remote Meeting

CALL TO ORDER

Chair Mead called the Council to order at 10:30 a.m.

ROLL CALL

The clerk called the roll and stated that all five members were present.

ACTION ITEMS

PRESENT:

Council Chair Mead
Council Vice-Chair Nehring
Councilmember Low
Councilmember Dunn
Councilmember Peterson
Ryan Countryman, Council Staff
David Killingstad, Planning and Development Services
Frank Slusser, Planning and Development Services
Lisa Hickey, Asst. Clerk of the Council
see list of names below for public testimony

Ryan Countryman, Sr. Legislative Analyst, provided a staff report for the following items:

Chair Mead opened the hearing for public testimony.

The following people provided public testimony:

- Joan Smith, resident of Edmonds
- Joan Thomas, resident of Bothell
- Brenda Treser, resident of Bothell
- Jerry Morrier, resident of Bothell
- Donna Windham, resident of Unincorporated Snohomish County
- Eric, resident of Unincorporated Snohomish County
- Tammy Ahn, resident of Unincorporated Snohomish County
- Jeff, resident of Bothell
- Patty Karthis, resident of Bothell
- Phil Cane, resident of Unincorporated Snohomish County
- Sherry Reid, resident of Bothell
- Valerie Roseman, resident of Snohomish County
- Kristin Kelly, Futurewise
- Debbie Wetzel, resident of Clearview
- Brett Coleman, resident of Bothell
- Lisa Budnick, resident of Snohomish County
- David Lemieux, resident of Unincorporated Snohomish County
- Nick Karthis, resident of Unincorporated Snohomish County
- Holly Hernandez, resident of Unincorporated Snohomish County
- Dennis Hill, resident of Brier
- Molly Oberndorf Auble, resident of Bothell
- Richard Newton, resident of Unincorporated Snohomish County
- David Toyer, Toyer Strategic Advisors
- Tammy Harkin, resident of Bothell

Chair Mead closed the public testimony portion of the hearing.

Council discussion ensued.

1. Ordinance 24-026, relating to the Growth Management Act, adopting Future Land Use 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 Darrington Urban Growth Area (DR1 - Town of Darrington)

[2024-0421](#)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-026. Councilmember Low seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Low seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-026, as amended, carried unanimously.

2. Ordinance 24-027, relating to the Growth Management Act, [2024-0422](#)
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 (SW 10 - CS Real Estate Development)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-027. Councilmember Low seconded the motion. The clerk called the roll and the motion to approve Ordinance 24-027 carried unanimously.

3. Ordinance 24-028, relating to the Growth Management Act, [2024-0423](#)
concerning maximum building heights; amending Section
30.23.040 of the Snohomish County Code (SW 12 - Mietzner)

ACTION: Councilmember Dunn made a motion to approve Substitute Ordinance 24-028. Vice-Chair Nehring seconded the motion. The clerk called the roll and the motion to approve Ordinance 24-028, as amended, carried unanimously.

4. Ordinance 24-029, relating to the Growth Management Act, [2024-0426](#)
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 (SW 17 - Town of Woodway)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-029. Councilmember Peterson seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Peterson seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-029, as amended, carried unanimously.

5. Ordinance 24-030, relating to the Growth Management Act, Adopting Future Land Use 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 County Urban Growth Area (Motion No. 22-134) [2024-0427](#)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-030. Councilmember Low seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Low seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-030, as amended, carried unanimously.

6. Ordinance 24-031, relating to mandatory updates of the Snohomish County Growth Management Act Comprehensive Plan, pursuant to RCW 36.70A.130; adopting Future Land Use Map Amendments to the Comprehensive Plan [2024-0428](#)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-031. Councilmember Low seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Low seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 2. Councilmember Dunn seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 3. Councilmember Peterson seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 4. Councilmember Low seconded the motion and it carried unanimously.

Chair Mead made a motion to approve Amendment Sheet 5. Vice-Chair Nehring seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-031, as amended, carried unanimously.

7. Ordinance 24-032, relating to mandatory updates of the Snohomish County Growth Management Act Comprehensive Plan (GMACP), pursuant to RCW 36.70A.130; amending the Official Zoning Map as part of the 2024 GMACP Update [2024-0429](#)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-032. Councilmember Dunn seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Dunn seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 2. Councilmember Peterson seconded the motion and it carried unanimously.

Councilmember Peterson made a motion to approve Amendment Sheet 3. Vice-Chair Nehring seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 4. Councilmember Peterson seconded the motion and it carried unanimously.

Chair Mead made a motion to approve Amendment Sheet 5. Vice-Chair Nehring seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-032, as amended, carried unanimously.

8. Ordinance 24-033, 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 [2024-0417](#)

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-033. Councilmember Peterson seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Dunn seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 2. Councilmember Peterson seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 3. Councilmember Dunn seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 4. Councilmember Peterson seconded the motion and it carried unanimously.

Councilmember Dunn made a motion to approve Amendment Sheet 5. Vice-Chair Nehring seconded the motion and it carried unanimously.

Councilmember Dunn made a motion to approve Amendment Sheet 6. Vice-Chair Nehring seconded the motion and it passed four to one with Councilmember Low dissenting.

Councilmember Dunn made a motion to approve Amendment Sheet 7. Councilmember Peterson seconded the motion and it carried unanimously.

Councilmember Dunn made a motion to approve Amendment Sheet 8. Vice-Chair Nehring seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 9. Councilmember Low seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 10. Councilmember Peterson seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-033, as amended, carried unanimously.

9. Ordinance 24-065, relating to Growth Management; concerning [2024-1461](#) Urban Zone Regulations including adoption of Mixed Use Corridor Regulations; adding Chapter 30.31G; amending Chapters 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M of the Snohomish County Code

ACTION: Vice-Chair Nehring made a motion to approve Ordinance 24-065. Councilmember Dunn seconded the motion.

Vice-Chair Nehring withdrew Amendment Sheet 1.

Amendment Sheet 2 was previously withdrawn by the Executive.

Vice-Chair Nehring made a motion to approve Amendment Sheet 3. Councilmember Low seconded the motion and it carried unanimously.

Vice-Chair Nehring made a motion to approve Amendment Sheet 4. Councilmember Dunn seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-065, as amended, carried unanimously.

10. Amended Ordinance 24-100, relating to the Growth Management Act, adopting map amendments to the Snohomish County Growth Management Act Comprehensive Plan, revising the Southwest County Urban Growth Area and amending the Future Land Use and Official Zoning Maps [2024-2833](#)

ACTION: Chair Mead made a motion to approve Ordinance 24-100. Councilmember Low seconded the motion.

Chair Mead made a motion to approve Amendment Sheet 1. Vice-Chair Nehring seconded the motion and it carried unanimously.

Councilmember Low made a motion to approve Amendment Sheet 2. Vice-Chair Nehring seconded the motion and it carried 3-2.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-100, as amended, carried 3-2.

11. Amended Ordinance 24-101, relating to the Growth Management Act, adopting map amendments to the Snohomish County Growth Management Act Comprehensive Plan, revising the Maltby Urban Growth Area and amending the Future Land Use and Official Zoning Maps and the Transportation Element [2024-2834](#)

ACTION: Chair Mead made a motion to approve Ordinance 24-101. Vice-Chair Nehring seconded the motion.

Vice-Chair Nehring made a motion to approve Amendment Sheet 1. Councilmember Low seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance 24-101, as amended, carried unanimously.

Councilmembers thanked the public and county staff.

Meeting adjourned at 12:23 a.m.