



# **Snohomish County Council**

## **Public Hearings**

## **Meeting Minutes**

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

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**Wednesday, July 2, 2025**

**1:30 PM**

**Jackson Board Room - 8th Floor  
Robert J. Drewel Building  
& Remote Meeting**

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### **CLOSED RECORD APPEAL HEARING - Eastview Village**

#### **PRESENT:**

Council Chair Nehring  
Council Vice-Chair Dunn  
Councilmember Low  
Councilmember Mead  
Councilmember Peterson  
Ryan Hembree, Council Staff  
Jim Martin, Council Staff  
Brian Dorsey, Prosecutor's Office  
Laura Kisielius, Prosecutor's Office  
Deborah Wetzel, Appellant  
David Irwin, Appellant (*remote*)  
Peter Durland, Attorney for the Applicant  
Darrell Mitsunga, Attorney for the Applicant  
Debbie Eco, Clerk of the Council  
Lisa Hickey, Asst. Clerk of the Council  
*\*see names below for parties-of-record who provided oral argument*

#### **CALL TO ORDER**

Chair Nehring called the closed record appeal hearing to order at 1:30 p.m.

#### **ROLL CALL**

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

**ACTION ITEMS**

1. Council considers an appeal of the Snohomish County Hearing Examiner's April 30, 2025, Decision in the case of Eastview Village 22-113955 SPA, 22-114101 SPA, 22-117447 SPA, 22-117395 PSD, 22-117398 PSD/SPA, 22-117404 PSD, 24-113099 SPA located at 8915 Cathcart Way, Snohomish, Washington, 98296, of 1,311 dwelling units and 61,000 sq. ft. of commercial space consisting of Planned Residential Development subdivision, Planned Residential Development official site plan, preliminary subdivision, Urban Residential Design Standards administrative site plan, and Single-Family Detached Unit site plan approved subject to conditions [2025-1639](#)

The clerk read the formal title of the appeal into the record.

Chair Nehring asked for any statements or disclosures from councilmembers. He stated that he has received campaign contributions from some parties-of-record on both sides of this issue.. Vice-Chair Dunn and Councilmembers Mead and Low made the same disclosure. Councilmember Low noted he has had conversations with Deborah Wetzel, not specifically on this issue, although he stated this issue may have come up a year or two ago. He said he didn't recall specific conversations with Ms. Wetzel or any of the other appellants. Councilmember Mead acknowledged the same disclosure. Councilmember Peterson had no disclosures.

Neither party expressed any objections to the councilmembers hearing this closed record appeal.

Chair Nehring addressed the following procedural issue. He referred to the Oral Motion related to procedural issues approved at Administrative Session Minutes on July 1st. (See ECAF 2025-2179 under Walk On Oral Motion for full text of Oral Motion). There were no new procedural issues to address.

Ryan Hembree, Legislative Analyst, provided a detailed staff report.

Deborah Wetzel and David Irwin, Appellants, provided oral argument.

The following parties-of-record provided oral argument:

- Kim Cutuli
- Courtney Privett
- Daria Martel
- Irene Billa
- Joel Pentland
- David Landis
- Joan Thomas
- Kim Trammel
- Katrina Stewart
- Linda Gray
- Emily Walker
- Kerri Lonergan-Dreke

Peter Durland, Attorney for the Applicant, provided oral argument, including objections to parties-of-record arguments.

Mr. Irwin provided rebuttal.

There being no further argument, Chair Nehring closed the oral argument portion of the hearing calling for a motion or discussion of the Council.

**EXECUTIVE SESSION**  
**Quasi-Judicial Matter**  
**Pursuant to RCW 42.30.140(2)**

Pursuant to RCW 42.30.140(2) at 2:55 p.m. Chair Nehring stated that the Council will recess into an Executive Session to discuss a quasi-judicial matter for approximately 10 minutes with extensions, if necessary, and with action to follow.

**PRESENT:**

Council Chair Nehring  
Council Vice-Chair Dunn  
Councilmember Low  
Councilmember Mead  
Councilmember Peterson  
Ryan Hembree, Council Staff

Jim Martin, Council Staff  
Brian Dorsey, Prosecutor's Office  
Laura Kisielius, Prosecutor's Office  
Jill Ford, Council Staff (*remote*)

The Executive Session began at 2:55 p.m. for an initial 10 minutes to 3:05 p.m.  
At 3:05 p.m., Chair Nehring extended the Executive Session five minutes to 3:10 p.m.  
At 3:10 p.m., Chair Nehring extended the Executive Session three minutes to 3:13 p.m.

The Executive Session ended at 3:12 p.m.

Chair Nehring reconvened the Council at 3:13 p.m.

**ACTION:** Vice-Chair Dunn made a motion to direct staff to prepare a written motion affirming the Hearing Examiner's Amended Decision on April 30, 2025, and adopting the findings and conclusions therein. The motion should include additional findings addressing the issue of potential IRCs beyond those evaluated by PDS, and that appellants' argument that certain other locations "may be worth evaluating for a forecast IRC study" is too speculative and does not provide sufficient evidence to warrant further investigation under SCC 30.66B.210(3).

Councilmember Low seconded the motion and it carried unanimously.

Without objection from Council, Chair Nehring moved the motion, as detailed above, to General Legislative Session, July 9th for consideration.

## **ADJOURN**

There being no further business, Chair Nehring adjourned the Council for the day at 3:15 p.m.