
From: Richard Belling <rbelling07@yahoo.com>
Sent: Friday, May 10, 2024 12:15 AM
To: Contact Council
Subject: Belling Letter Regarding Ordinance 24-021, relating to Growth Management - Public Comment
Attachments: Belling Letter Regarding Ordinance 24-021.pdf

Dear Snohomish City Council,

Attached I have included comments regarding: Ordinance 24-021, relating to Growth Management.

Thank you for taking the time to review public comment.

Richard Belling
17709 72nd St NE
Snohomish, WA 98290

May 10, 2024

Snohomish County Council
3000 Rockefeller Ave.
Everett, WA 98201

Re: Ordinance 24-021, relating to Growth Management - Public Comment 05/15/2024

Dear Councilmembers,

Thank you for taking the time to review the ordinance and comments relating to SCC Chapter amendments, relating to rural clusters - minimizing home proximity/spacing thus increasing density.

As the council had in 2022 unanimously rejected, I would implore you to, again, **reject Ordinance 24-021** which amends the existing growth management Snohomish County Code.

- 1) Recommendation of County Planning Commission. The county planning commission has recommended "Do Not Approve." The growth targets adopted by Snohomish County for consistency with Puget Sound Regional Council's Vision 2050 are already projected to far exceed the adopted targets- as twice the rate of planned housing units in rural areas have been constructed (2017-2022). Accepting SCC amendments to provide builders with further leniency and potential zoning subversion would deviate even further from these targets. Issuing code amendments to encourage additional rural builder volume, would be contrary to these documented goals.

At a point when the rural building rate has slowed to or towards the documented goals, is the earliest that any leeway should be granted regarding increasing rural building density.

- 2) Zoning Intentions. County rural zoning is established per WAC 365-196-425.

Per Section (2)(b): The required rural element within county plans shall:

"...identifies rural character as patterns"

"Provide visual landscapes that are traditionally found in rural areas"

"Are consistent with protection of natural surface water flows"

Per Section (3)(x): Rural densities do not create urban densities in rural areas.

The further densifying of rural clusters in SCC will allow builders to divert from the zoning intentions laid out in WAC and subvert established county zoning for the benefit of builders while sacrificing the rural integrity of these designated areas.

- 3) Higher concentration of homes causes degradation for under-designed/natural systems. Though builders will argue that the count/volume of homes is not affected by the change proposed in Ordinance 24-021, the substantial increase in specific area density that will be recognized will have a significant negative affect. As zoned and with current SCC, the natural and engineered infrastructure in rural areas is a sensitive balance. If passed, this Ordinance will place excessive burden on the existing balance that has already been developed with an understood and projected design for growth. Each of the infrastructure and ecological systems within rural areas is susceptible to significant destruction related to overcrowding in cluster areas – causing extensive damage to: ecological systems, wetland structures, natural surface and groundwater flows, transportation infrastructure and roadways, local education system, and visual character.

For each of these reasons and others provided by the public, rural residents, and any other constituents please vote to reject Ordinance 24-021.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Richard Belling". The signature is fluid and cursive, with a large initial "R" and "B".

Richard Belling
17709 72nd St NE
Snohomish, WA 98290
425-239-3874

From: Richard Belling <rbelling07@yahoo.com>
Sent: Tuesday, May 14, 2024 9:34 AM
To: Contact Council
Subject: Fw: Belling Letter Regarding Ordinance 24-021, relating to Growth Management - Public Comment
Attachments: Belling Letter Regarding Ordinance 24-021.pdf

Hello,
I haven't seen any confirmation to my email or upload to additional public testimony. Can you please confirm receipt and inclusion in ordinance documentation, for council review?

Thank you,
Richard

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

From: Richard Belling <rbelling07@yahoo.com>
To: contact.council@snoco.org <contact.council@snoco.org>
Sent: Friday, May 10, 2024 at 12:15:08 AM PDT
Subject: Belling Letter Regarding Ordinance 24-021, relating to Growth Management - Public Comment

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