

Hickey, Lisa

From: Titcomb, Sarah
Sent: Monday, September 16, 2024 9:57 AM
To: Ed Wendling
Subject: RE: Potential UGA Expansions - Snohomish County

Morning Ed,

I would recommend looking at the map I linked below (and [here](#)) for the full extent of the Executive Recommended Plan. You can also reach out directly to the County Council (Contact.Council@co.snohomish.wa.us) and check the Council schedule (<https://snohomish.legistar.com/Calendar.aspx>) for any additional upcoming discussions around potential map changes from the Executive Recommended Plan.

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: Ed Wendling <ewendling@windermere.com>
Sent: Friday, September 13, 2024 4:39 PM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Re: Potential UGA Expansions - Snohomish County



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

Thank you for your response. At this time how far south will this 7200 zoning extend? What I'd really like to know is the exact area currently being recommended for the 7200 and for the LDMR. I believe you have these as the 45th Street area and the other the 43rd Street area. Is it possible to have you define these two areas?

Thank you
Ed

Ed Wendling | Broker
Windermere GH LLC
206-276-6846
EdmondstoEverett.com

On Sep 6, 2024, at 2:12 PM, Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us> wrote:

Good Afternoon,

Thank you for reaching out. The Comprehensive Plan Update is still with the County Council who are receiving public comments until their next meeting on the subject on September 11th. They can be reached directly by emailing Contact.Council@co.snohomish.wa.us. There is also an [online, interactive map](#) that displays the proposed zoning changes within the Executive Recommended Plan. The Council is currently considering the Executive Recommended Plan, although the Council can decide to adopt more or less (including changes to zoning) than recommended by the Executive.

The online map displays that each of the properties listed below are proposed to be rezoned to R-7,200 (from the existing R-5) within the Executive Recommended Plan.

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: Ed Wendling <ewendling@windermere.com>

Sent: Friday, September 6, 2024 2:02 PM

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

Subject: Re: Potential UGA Expansions - Snohomish County

<image002.png>

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I have questions about the where things are at with 45th portion of the comp plan extension. My understanding was that it was drastically reduced but I recently heard there was a call to reinstate those areas to the expansion. Is it possible to speak with someone on this matter? Can you please tell me what the zoning for the following properties will be once the comp plan is enacted?

4329 212th St Se

4327 212th St Se

4315 212th St SE

20818 45th Ave SE

All are Bothell addresses.

Thank you
Ed

Ed Wendling | Broker
Windermere GH LLC
206-276-6846
EdmondstoEverett.com

On Apr 26, 2024, at 5:18 PM, Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us> wrote:

Good Afternoon,

Thank you for your call and email. The 2024 Comprehensive Plan Update is now being considered by the County Council. County staff sent eight ordinances to the Council in March, and they have begun briefings to understand the proposal and ultimately determine what will be adopted into the Plan. The ordinances are based on the Planning Commission's and County Executive's recommendations and do not include Council Motion 22-090. You can learn more about the eight ordinances within this [newsletter article](#) and review them in full from the [2024 Update webpage](#), although it is important to note that Council will have the final say on what docket proposals and Council Motions will be adopted by the end of the year.

The next Council briefing is scheduled for April 30th and will include a discussion of proposed map changes. You can attend in person at the County building (3000 Rockefeller Ave) or via zoom, and there will be a time for public comment at the start of the meeting. This [agenda](#) includes the zoom call in information.

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: Ed Wendling <ewendling@windermere.com>
Sent: Friday, April 26, 2024 3:26 PM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Re: Potential UGA Expansions - Snohomish County

<image002.png>

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

Hi,

I wanted to speak with someone relative to the comp plan that is currently being reviewed for adoption. Please let me if there is a time that works for you.

Thank you

Ed

Ed Wendling | Broker

Windermere GH LLC

206-276-6846

EdmondstoEverett.com

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

Sent: Monday, August 14, 2023 10:10 AM

To: Ed Wendling <ewendling@windermere.com>

Subject: Potential UGA Expansions - Snohomish County

Good Morning,

We spoke a few minutes ago on the phone about potential urban growth area (UGA) expansions near 43rd and 45th outside of Bothell. All docket requests (requests made by individuals in the county) as well as Council Motions can be reviewed on a map [here](#) and are listed out with links to Motions with more information [here](#).

In particular, I believe you are interested in [Council Motion 22-090](#) that is proposing UGA expansions to the east of Bothell. I've provided a few snapshots of the Motion below for reference:

<image005.png>

<image006.png>

<image007.png>

[Council Motion 22-134](#) also focuses on 43rd Ave and proposes slightly different future land use designations in the expansion area.

The motions will be considered by PDS within the Draft Environmental Impact Statement (DEIS). The DEIS analyzes [three land alternatives](#) for how the county could address forecasted growth. This will include evaluating potential impacts for possible expansions, as well as potential mitigation measures for any significant, negative impacts. The DEIS will be published for a 45-day public comment period on September 6th, and two in person public meetings are scheduled to discuss and comment on the DEIS on September 12th from 5 – 8pm at the PUD offices in Everett, and September 23rd from 10am to 1pm at Unity in Lynnwood. Please check the [2024 Update's webpage](#) for more information.

It is important to note that these approved Council Motions do not mean that the proposed areas will become a part of the UGA and be rezoned automatically in 2024. Instead, the Motions ensure that PDS will analyze the potential expansions and review all potential impacts so that the County Council can make a decision in 2024 knowing the full context.

Please let me know if you have any other questions or 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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Hickey, Lisa

From: Titcomb, Sarah
Sent: Wednesday, September 25, 2024 3:38 PM
To: Hickey, Lisa
Subject: FW: Future Land Use Map Designations/zoning for UGA Expansion

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

Below is a new public comment for the 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

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: Titcomb, Sarah
Sent: Wednesday, September 25, 2024 3:38 PM
To: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>; Sher, Aaron <ajsher@kbhome.com>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

Good Afternoon Aaron,

The [online mapping tool](#) you snipped below provides both the proposed zoning (right side) and future land use designation (left side) recommended by the Executive to the Council for the Comprehensive Plan update. Zoning determines the uses and actions that can be taken on a property today, whereas future land use designations are indications of how the County would like to develop in the future. Future land use designations also each have specific implementing zones that individual property owners can request as rezones for that property.

To be more specific – the property listed below is currently zoned R-5 with a future land use designation of Rural Residential. The uses that are allowed within the R-5 zone, can be reviewed within [Chapter 30.22](#) of the Snohomish County Code (SCC). Implementing zones for all future land use designations can be found within the Land Use Element of the Comprehensive Plan, and the existing version can be reviewed [here](#). (Once the Council takes action on the Comprehensive Plan update there will likely be a new version of the Land Use Element with amended policies.) The only implementing zone for the Rural Residential future land use designation is R-5. The property is currently outside of the Urban Growth Area (UGA), although the Executive Recommended Plan includes expanding the UGA boundary to include this property. The proposed zoning is Low Density Multiple Residential (LDMR), and the proposed future land use designation is Urban Medium Density Residential (UMDR). UMDR includes a number of other urban zones as

implementing zones. The Council will be the ultimate deciders on any amendments to zoning or future land use designations across the county.

The County Council is currently considering the Executive Recommended Plan, as well as their own amendments, and the next scheduled public hearing is October 2nd.

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: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Sent: Wednesday, September 25, 2024 3:21 PM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>; Sher, Aaron <ajsher@kbhome.com>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

Hi Sarah,

Would it be possible for you to assist Mr. Aaron Sher with any clarifications?

I was hoping Aaron would also reference at page 13 of the following URL with respect to the proposed Zoning?

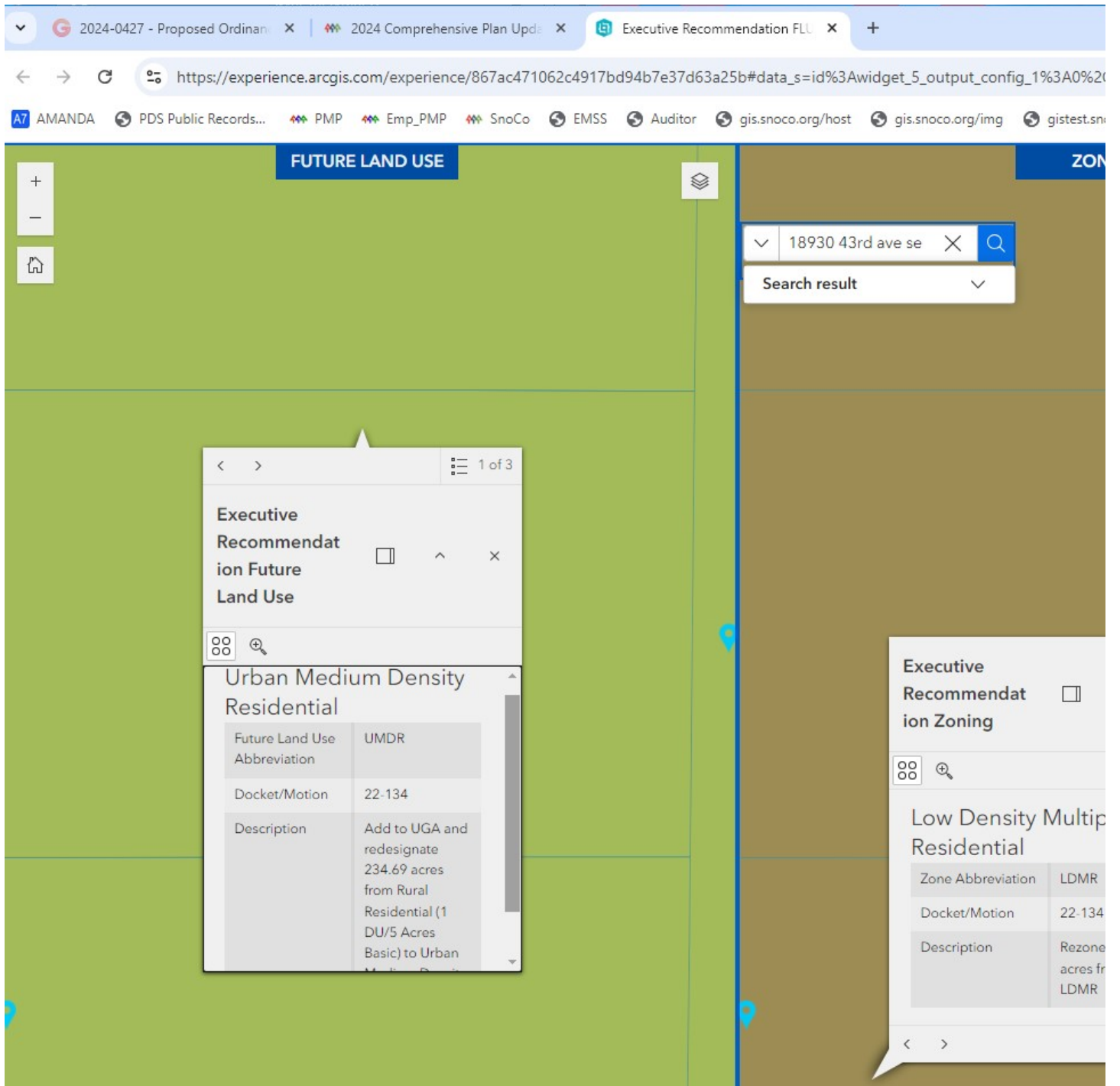
~~~~~

For the proposed Sunset/43RD AVE SE area (Ord. 24-030 per Motion 22-134):

<https://snohomish.legistar.com/View.ashx?M=F&ID=12811733&GUID=34146E3E-088D-4134-AF02-9E236ABB9AB5> {Ord. 24-031, See pg. 11 and 13}

~~~~~

Also, at 18930 43RD AVE SE, the ExecRec proposed FLU and Zoning designations look like UMDR and LDMR respectively.



Thanks,

-wr

Will Rugg | GIS Analyst, Sr.


Snohomish County Planning and Development Services

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

425-262-2185 | will.rugg@snoco.org

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From: Sher, Aaron <ajsher@kbhome.com>
Sent: Wednesday, September 25, 2024 2:14 PM
To: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

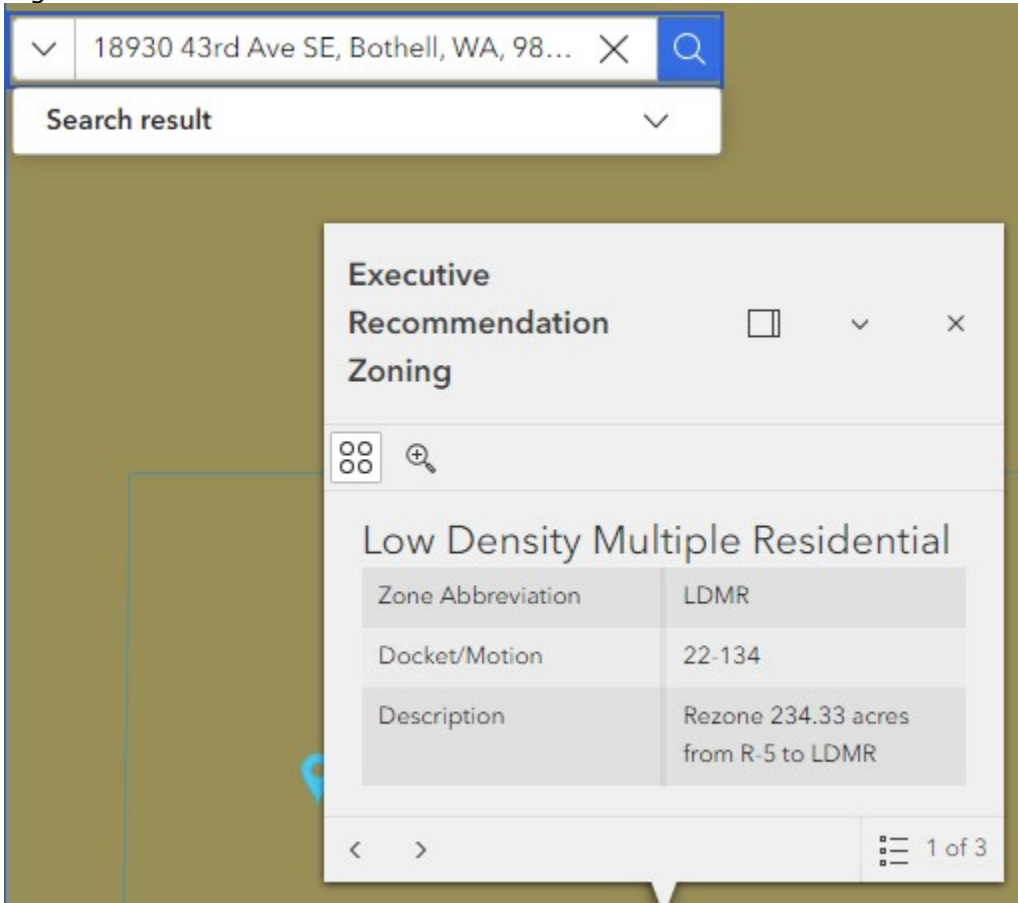
 **CAUTION.** This email originated from outside of this organization. Please exercise caution with links and attachments.

Thanks for sending.

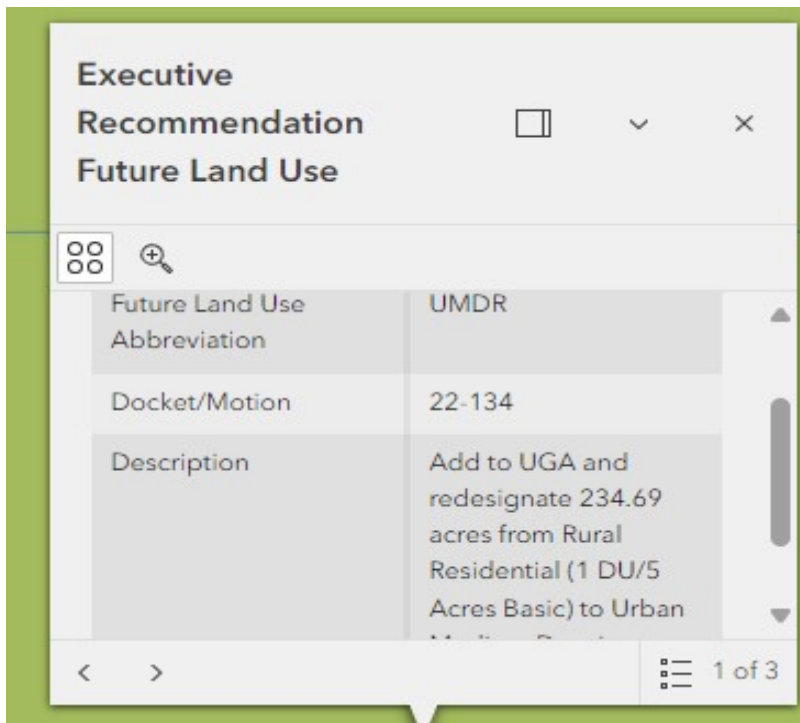
Hoping you can clarify the following:

On the link you provided here- <https://snohomishcountywa.gov/5597/2024-Update> the right side(Executive zoning recommendation) is showing a change from R-5 to LDMR – on the left side “future land use” it is showing a change from R-5 to UMDR on the same parcel.

Right side below:



Left side below:



I have also seen documents stating this will go from R-5 to R-7,200.

Can you clarify what zoning will be reflected in the Sunset/43rd ave SE area post UGA expansion?

Thanks,

Aaron Sher
Land Acquisitions
KB Home – Seattle
320 120th Ave NE, Suite 202
Bellevue, WA 98005
425-231-2277
ajsher@kbhome.com

From: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Sent: Wednesday, September 25, 2024 12:37 PM
To: Sher, Aaron <ajsher@kbhome.com>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

Hi Aaron,

For the proposed Sunset/43RD AVE SE area (Ord. 24-030 per Motion 22-134), and other specifics per the Comp Plan Update:

<https://snohomishcountywa.gov/5597/2024-Update> {As Council continued to their next meeting on October 2}

For the FLU and Comp Plan Update (Ord. 24-031):

<https://snohomish.legistar.com/View.ashx?M=F&ID=12811362&GUID=3AB7ADC2-EB4D-4143-BFDD-AB0F8F356F7D>

For the proposed Sunset/43RD AVE SE area (Ord. 24-030 per Motion 22-134):

<https://snohomish.legistar.com/View.ashx?M=F&ID=12811733&GUID=34146E3E-088D-4134-AF02-9E236ABB9AB5> {Ord. 24-031, See pg. 11 and 13}

Please beware that even after adoption of ordinances, there are other legislative and legal processes that may move the effective date(s) out a bit longer.

A Snohomish County Planner at 2024update@snoco.org would better address any further questions about those timelines and processes.

Thanks,

-wr

Will Rugg | GIS Analyst, Sr.
Snohomish County Planning and Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2185 | will.rugg@snoco.org

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From: Sher, Aaron <ajsher@kbhome.com>
Sent: Wednesday, September 25, 2024 11:33 AM
To: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion



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Thanks William this is great. Can you please send via PDF when you have a chance?

Aaron Sher

Land Acquisitions
KB Home – Seattle
320 120th Ave NE, Suite 202
Bellevue, WA 98005
425-231-2277
ajsher@kbhome.com

From: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Sent: Thursday, September 12, 2024 2:03 PM
To: Sher, Aaron <ajsher@kbhome.com>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

Hi Aaron,

OK, looks like the area of 43rd AVE SE.
Again, things are in motion with these UGA and Comp Plan Amendment boundary lines, especially with No. 22-090 (Sunset Road Area).
Would the following graphic suffice for the resolution you are after?

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 - Subdiv
 - TaxAcct
 - WtrBody
 - WtrCourse
 - Unknown Anno
 - .transportation_streets_labels
 - SCD_GIS_PROD.SCD_GDBA.TRANSPORTATION_interstate_adjco
 - Alt2_UGA_Proposed
 - Alt3_UGA_Proposed
 - Alt1_No Action -- .PLANNING_flu_urbangrowth
 - ExecRec_UGA
 - County Boundary



Thanks,

-wr

Will Rugg | *GIS Analyst, Sr.*
Snohomish County Planning and Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2185 | will.rugg@snoco.org

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From: Sher, Aaron <ajsher@kbhome.com>
Sent: Thursday, September 12, 2024 12:06 PM
To: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

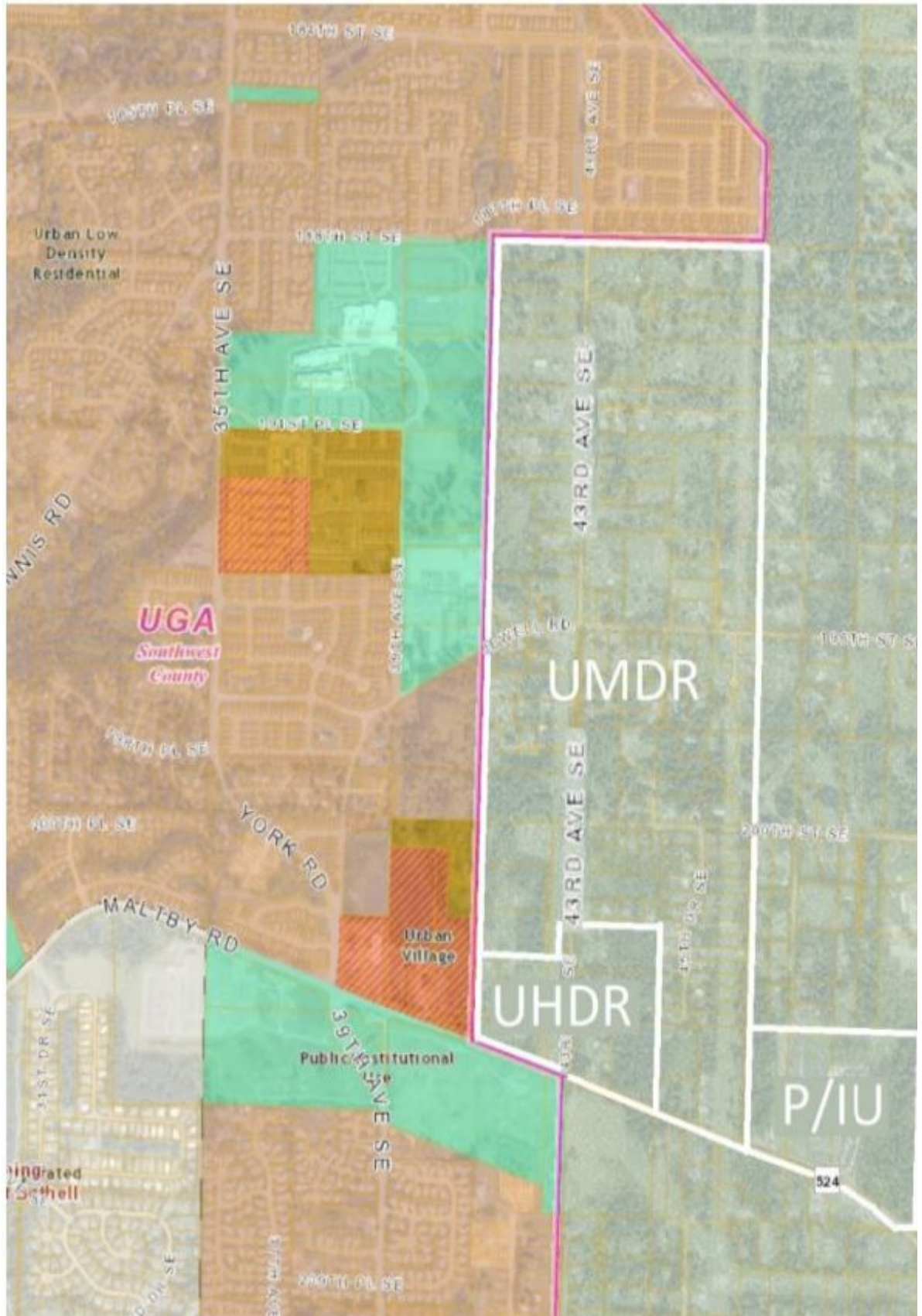


CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi William,

I am referring to the UGA expansion in the 43rd avenue area in motion 22-090 (see below).

Figure 4 – Future Land Designations for UGA Expansion



Thanks,

Aaron Sher
Land Acquisitions
KB Home – Seattle
320 120th Ave NE, Suite 202
Bellevue, WA 98005
425-231-2277
ajsher@kbhome.com

From: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Sent: Wednesday, September 11, 2024 7:51 AM
To: Sher, Aaron <ajsher@kbhome.com>
Cc: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: RE: Future Land Use Map Designations/zoning for UGA Expansion

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the source of the email.

Hello Aaron,

Not sure which 43rd AVE you are referencing, 43rd AVE W in Lynnwood or 43rd AVE SE in Everett and Mill Creek? Exactly what area again?

Below is a draft map graphic that depicts most of the proposed UGA changes as offered as Alternative 2, 3, and the Executive's recommendation.

Beware that the Council will be meeting later today, and possibly again in the future, to decide on a final vote for the UGA boundary changes per the Comprehensive Plan proposals.

Would the following image suffice for the time being?

Also included in this email thread that has links to the Council's Public Hearing Agenda and their meetings calendar, as there is a session scheduled for later today.

Contents

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Map ConvTempWR108_PAG_DF ly_Generic

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 - Alt3_UGA_Proposed
 - Alt1_No Action -- .PLANNING_flu_urbangrowth**
 - ExecRec_UGA
 - County Boundary
 - Parcels (Assessor)
 - Cities
 - Def.Qry. = Northshore SD -- .DISTRICTS_school
 - GIS_FEATURES.GDBA.DISTRICTS_school

LYNNWOOD

Edmonds School District 15

BRIER

The map displays a geographic area with several layers. A light blue area represents the 'Alt1_No Action' urban growth boundary, which encompasses the cities of Lynnwood and Brier. A green area, representing the 'Edmonds School District 15' layer, is overlaid on the southern portion of the map, including parts of Brier. The map also shows a grid of parcels, county boundaries, and city limits. The interface includes a 'Contents' panel on the left with a search bar and drawing order list, and a top toolbar with window management icons.

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Hope this helps,

-wr

Will Rugg | *GIS Analyst, Sr.*
Snohomish County Planning and Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2185 | will.rugg@snoco.org

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**Subject:** Public Hearings Agenda - September 11, 2024

Good afternoon

FYI – The [Public Hearings Agenda](#) for next week **Wednesday, September 11, 2024, at 10:30 a.m.** is now available online on the Council’s [Meetings Calendar](#). A copy of the agenda is also attached.

Please contact Lisa Hickey, Asst. Clerk of the Council, at 425-388-3494 or [lisa.hickey@snoco.org](mailto:lisa.hickey@snoco.org) with any questions related to the Public Hearings Agenda.

*County staff and the public are welcome to attend Council meetings in person held in the Jackson Board Room, 8<sup>th</sup> Floor, 3000 Rockefeller Ave, Everett, WA, or join remotely via Zoom:*

**ZOOM WEBINAR INFORMATION**

Zoom Webinar link: <https://zoom.us/j/94846850772>

Dial in: (253) 215 8782 or (301) 715 8592

Meeting ID: 948 4685 0772

[Zoom Webinar Instructions](#)

Thank you!

**Lisa Hickey**  
Asst. Clerk of the Council  
Snohomish County Council  
3000 Rockefeller  
Everett, WA 98201  
425-388-3901

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From: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Sent: Tuesday, September 10, 2024 12:29 PM
To: Rugg, William <Will.Rugg@co.snohomish.wa.us>
Subject: FW: Future Land Use Map Designations/zoning for UGA Expansion

Hey Will, do you have time to handle this request? Thanks!

Jesse Langdon | *GIS Analyst, Principal*
[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2621 | jesse.langdon@snoco.org

From: Sher, Aaron <ajsher@kbhome.com>
Sent: Tuesday, September 10, 2024 12:13 PM
To: Langdon, Jesse <Jesse.Langdon@co.snohomish.wa.us>
Subject: Future Land Use Map Designations/zoning for UGA Expansion



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

Hello,

I am hoping to track down a high resolution map for the future UGA expansion in the 43rd Avenue area.

Thank you!

Aaron Sher
Land Acquisitions
KB Home – Seattle
320 120th Ave NE, Suite 202
Bellevue, WA 98005
425-231-2277
ajsher@kbhome.com



Built on
Relationships®

#1 Customer-Ranked
National Homebuilder

Hickey, Lisa

From: 2023Update@snoco.org, SCD-
Sent: Thursday, September 26, 2024 8:04 AM
To: Hickey, Lisa
Subject: FW: Request to be included in rezone

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below is a 2024 Update comment.

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

From: Margie Webb <mwebb55@frontier.com>
Sent: Tuesday, September 24, 2024 2:37 PM
To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Subject: Request to be included in rezone

Please consider our request for our property at 4615 174th ST SE Bothell to be included in the rezone under consideration. There is a need in our area for affordable single family homes, not just apartments. Our property is at the end of 174th ST SE where single family homes are the neighborhood, along with Tambark Creek Elementary School. Our neighbors are also interested. Thank you for your consideration.
Margie and Glenn Webb

Hickey, Lisa

From: kevin adcock <kevinadcock@hotmail.com>
Sent: Friday, September 27, 2024 8:54 AM
To: Titcomb, Sarah
Cc: Hickey, Lisa
Subject: Re: Urban Growth line change

Follow Up Flag: Follow up
Flag Status: Completed



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Thanks Sarah

Kevin Adcock / Real Estate Broker



—TOWN CENTER—

kevinadcock@hotmail.com / 425.877.4044

From: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Sent: Friday, September 27, 2024 8:47 AM
To: kevin adcock <kevinadcock@hotmail.com>
Cc: Hickey, Lisa <Lisa.Hickey@co.snohomish.wa.us>
Subject: RE: Urban Growth line change

Good Morning,

The next [Council meeting](#) on this topic is October 2nd. You can join virtually through Zoom or in person at the county offices. They have not made decisions about the Comprehensive Plan yet.

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: kevin adcock <kevinadcock@hotmail.com>
Sent: Thursday, September 26, 2024 6:01 PM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Cc: Hickey, Lisa <Lisa.Hickey@co.snohomish.wa.us>
Subject: Re: Urban Growth line change



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Any update this yet Sarah

Sent from Samsung Galaxy smartphone.
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From: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Sent: Thursday, September 5, 2024 9:06:31 AM
To: kevin adcock <kevinadcock@hotmail.com>
Cc: Hickey, Lisa <Lisa.Hickey@co.snohomish.wa.us>
Subject: RE: Urban Growth line change

Good Morning,

Looking at the online, interactive map the address listed below is not proposed to be rezoned as a part of the Executive Recommended Comprehensive Plan Update. Property to the west is proposed to be rezoned to Low Density Multiple Residential (LDMR), although the property in question remains R-5 in the Recommended Plan. Although there is an area south of Maltby Road including 212th and east to 47th Ave SE that is proposed to be rezoned to R-7,200 (this is part of Executive Recommended [Ordinance 24-040](#)).

The County Council is the ultimate deciders of what is approved or changed within the Comprehensive Plan Update. The Executive Recommended Plan is currently under consideration by the County Council, and they have the authority to determine what and if areas are rezoned. The public record for the Council will be open until September 11th.

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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From: kevin adcock <kevinadcock@hotmail.com>
Sent: Wednesday, September 4, 2024 8:37 PM

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

Subject: Re: Urban Growth line change



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Sarah,

Thank you for getting back to me so quickly. This is the address for the property my clients are wondering about.

18932 51st Ave Se
Bothell, 98012

Also this area 212th and 45th in Bothell area.

I will check out the link also,

Thank you again for your help and time Sarah.

Kevin

Kevin Adcock / Real Estate Broker

RE/MAX[®]

— TOWN CENTER —

kevinadcock@hotmail.com / 425.877.4044

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

Sent: Tuesday, September 3, 2024 8:55 AM

To: kevin adcock <kevinadcock@hotmail.com>

Subject: RE: Urban Growth line change

Good Morning Kevin,

Is there a specific property you are looking at? Knowing that information will help me answer your questions below. Although in general, the County Council will make a final decision on the comprehensive plan update (including any zoning or future land use designation changes) in the coming weeks and months. The public record for comments to the Council will be open until September 11th. You can learn more about the proposals under review by the Council on the 2024 Update webpage here: <https://www.snohomishcountywa.gov/5597/2024-Update>. This also includes an [interactive map](#) where you can enter an address and see what (if anything) is proposed to change with zoning.

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: kevin adcock <kevinadcock@hotmail.com>
Sent: Friday, August 30, 2024 11:05 AM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: Urban Growth line change



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Hi Sarah

I went to the county today and they asked me to reach out to you.

I have questions regarding the proposed plan for the urban growth line expansion in my area.

This would be South Snohomish county Bothell to the Mill Creek area.

- 1) the rezoning from r5 to 7200?
- 2) timeframe for this area
- 3) the areas that would be affected by this growth.
- 4) also the Cathcart one too

Thank you, Sarah, for your help.

Kevin Adcock
425-877-4044 cell

Sent from Samsung Galaxy smartphone.
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From: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Sent: Wednesday, June 10, 2020 9:48:23 AM
To: John Dupea <jdsparky1@yahoo.com>; Kimberleybarnes1234 <kimberleybarnes1234@gmail.com>; kevin adcock <kevinadcock@hotmail.com>
Cc: Brown, Mark A. <Mark.Brown@co.snohomish.wa.us>
Subject: RE: Proposed Project 20-107149 6 lots and 20-107033 46 lots

Good Morning,

Thank you for the additional comments concerning the two Legacy at Canyon Creek proposals. Your comments will be incorporated into the Snohomish County PDS review of the proposals, and sent to the applicant.

Best Regards,
Sarah

Sarah Titcomb | *Senior Planner*

[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | sarah.titcomb@snoco.org

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From: John Dupea [<mailto:jdsparky1@yahoo.com>]

Sent: Wednesday, June 10, 2020 8:43 AM

To: Kimberleybarnes1234 <kimberleybarnes1234@gmail.com>; kevin adcock <kevinadcock@hotmail.com>; Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>

Cc: Brown, Mark A. <Mark.Brown@co.snohomish.wa.us>

Subject: Re: Proposed Project 20-107149 6 lots and 20-107033 46 lots

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Proposed Project 20-107149 6 lots and 20-107033 46 lots

I have safety concerns for people that live on road and ones that are coming about emergency vehicle get up and down road with cars parked on street traffic and trying to get in and out of 42 ave SE as it only has one way in and out and is a small dead end and getting on to 212th street

Safety should be a big priority

Thank you
Please be safe
John Dupea

206-850-0323

On Thursday, June 4, 2020, 08:09:39 AM PDT, Titcomb, Sarah <sarah.titcomb@co.snohomish.wa.us> wrote:

Good Morning,

Thank you for taking time to review the applicant's traffic impact analysis. The Snohomish County PDS traffic engineer will review this plan during his review of the overall proposal and will have an eye on this comment while doing so. I will also provide your concerns to the applicant.

Best Regards,
Sarah

Sarah Titcomb | *Senior Planner*

[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | sarah.titcomb@snoco.org

From: John Dupea [<mailto:jdsparky1@yahoo.com>]
Sent: Thursday, June 04, 2020 7:29 AM
To: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Kimberleybarnes1234 <kimberleybarnes1234@gmail.com>; kevin adcock <kevinadcock@hotmail.com>
Cc: Brown, Mark A. <Mark.Brown@co.snohomish.wa.us>
Subject: Re: Proposed Project 20-107149 6 lots and 20-107033 46 lots

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I was looking over your Impact on traffic and it is not showing in pack 42ave to 212th witch is the small dead end road we are talking about. It will be almost in possible at peck hour to get out and in especially when someone wants to take a left on to 212th.They should not get a variance and please look at traffic for people that live on the street and new people that will be moving in before we just look at revenue'

Thank you concerned citizen that lives on this road. Just like if you lived on it

John Dupea

On Wednesday, June 3, 2020, 10:09:22 AM PDT, kevin adcock <kevinadcock@hotmail.com> wrote:

Sarah Thank you

I will read through this and I expect Mark to chime in

Thank you

Kevin

Kevin Adcock / Real Estate Broker
kevinadcock@hotmail.com / 425.877.4044
www.lambandcompany.com

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From: Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Sent: Wednesday, June 3, 2020 10:01 AM
To: kevin adcock <kevinadcock@hotmail.com>; John Dupea <jdsparky1@yahoo.com>; Kimberleybarnes1234 <kimberleybarnes1234@gmail.com>
Cc: Brown, Mark A. <Mark.Brown@co.snohomish.wa.us>
Subject: RE: Proposed Project 20-107149 6 lots and 20-107033 46 lots

Good Morning,

Thank you for taking the time to express these concerns. I have attached the Traffic Impact Analysis submitted by the applicant for 20-107033 PSD/SPA to this email, and added Mark Brown. Mark Brown is the PDS traffic engineer who will review this proposal for compliance with all applicable Snohomish County Codes. The first review is currently under way for the two Legacy at Canyon Creek proposals, and your comments will be included incorporated into this review and passed along to the applicant.

All other submittal documents can be found on the [PDS Postcard Notice Page](#) if you search for 20-107149-000-00-PSD and 20-107033-000-00-PSD. If you search for either of those permit file numbers, and then click on the link with the same number, you should come to a page similar to what is copied below. If you then click on the "Applicant Submittal" link (circled in red below), a bookmarked PDF with all submitted materials will download onto your computer.

← → ↻ 🔒 snoco.org/v1/PDS/Postcard/details.aspx
[Home](#) > [Advanced Search](#) > [Search Results](#) > [Details](#)

20-107033-000-00-PSD Legacy at Canyon Creek Plat

Details | **Documents**

EPERMIT Description of Work: This project proposes to develop 46 single family lots through the subdivision of 14 parcels located off 42nd Ave SE in Snohomish County. Though submitting separately, this project will share storm facilities with the Legacy at Canyon Creek Short Plat that we are proposing north more off 42nd Ave SE. An EDDS deviation for planter and sidewalk on one side of the new proposed road and a written request for a 35' ROW on 212th St. SE has been attached to our signed 30.66B Pre-submittal form and uploaded. A variance is also being submitted with this preliminary plat application seeking relief from SCC 30.25.016 tree canopy requirements. Additionally, a boundary line adjustment (BLA) will be applied for in the future as part of this project on one of the fourteen parcels where the current single family residence is to remain, but all other houses and their associated buildings will be removed. Please see all submitted plans and documents for details of everything discussed above.

Applicant	Location
Nicole Benert (425) 778-4111 Contact: Village Life, Inc. Nicole Benert (425) 678-1476	Tax Account No: 005069-000-001-00 Related Projects... Property Info... 21105 42ND AVE SE BOTHELL, WA 98021-7915 (Map...)

[Applicant Submittal - 107252 KB PDF](#)

PDS Contact: [Sarah Titcomb](#) (425) 388-3311 ext. 4252622128

Please let me know if you have any further questions or concerns.

Best Regards,
Sarah

Sarah Titcomb | Senior Planner
[Snohomish County Planning and Development Services](#)
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2128 | sarah.titcomb@snoco.org

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From: kevin adcock [<mailto:kevinadcock@hotmail.com>]
Sent: Wednesday, June 03, 2020 9:33 AM

To: John Dupea <jdsparky1@yahoo.com>; Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>; Kimberleybarnes1234 <kimberleybarnes1234@gmail.com>

Subject: Re: Proposed Project 20-107149 6 lots and 20-107033 46 lot

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Good Morning Sara,

I did see the new development plan for across the street. 52 new homes on the street, besides the 16 new duplexes that are being built right now.

I don't know where the county thinks there is no impact on traffic on the street?

If an average of 2 cars per house hold, that would be 104 new cars for the new development. If they are duplexes, than that number doubles, plus the 16 duplexes that are being built right now which is actually 32, new residents with a possible 64 new cars on the street.

We have only one way in and one way out. The county needs to figure another exit on our street. This street is not designed for this traffic.

I do understand tax revenue and the money that these homes will bring to the county and school district, but again 42nd Ave SE can not handle this traffic.

Please don't give us give a general answers to these problems. Give us facts that 200 cars, won't impact our street.

Mr. Dupea concern on the turn around by his home is real. Is there room for a firetruck to turn around without going into John's property?

I understand the changes that are coming but being let's be realistic about the traffic.

I would like to see the studies your traffic team has for approving these plats.

Thank you

Kevin

Kevin Adcock / Real Estate Broker
kevinadcock@hotmail.com / 425.877.4044
www.lambandcompany.com

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From: John Dupea <jdsparky1@yahoo.com>

Sent: Wednesday, June 3, 2020 9:07 AM

To: Sarah Titcomb <sarah.titcomb@snoco.org>; Kevin Adcock <kevinadcock@hotmail.com>;

Kimberleybarnes1234 <kimberleybarnes1234@gmail.com>

Subject: Proposed Project 20-107149 6 lots and 20-107033 46 lots

Hello, Sarah I looked at proposed lots project 20-107149 6 lots and Proposed 46 lots project 20-107033 46 lots. This is small dead end road and the traffic will be too much and trying to get in and out on to 212th will be just about impossible. We had an incident on the street last week where a dump truck hit a car and Snohomish police can out and looked at what was going on and said traffic will be bad if this goes through. I think they should have to follow rules and not have variance. It will help if they have to follow the Snohomish rules

Thank you concerned citizen that lives on the street
Look forward in hearing back from you

John Dupea
Cell 206-850-0323

Hickey, Lisa

From: Countryman, Ryan
Sent: Friday, September 27, 2024 11:54 AM
To: Hickey, Lisa
Cc: Eco, Debbie
Subject: FW: September 11 Public Hearing Follow Up – Sunset Rd, Revised MV2, and WCW Map Amendments
Attachments: FLU_Motion No. 22-090_SunsetRdRUTA.jpg; FLU_MV2_CountyCouncilRevised.jpg; FLU_WCW_CountyCouncilRevised.jpg
Follow Up Flag: Follow up
Flag Status: Completed

Please add Frank's email and attachments to the record. Thank you!

From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Friday, September 27, 2024 11:17 AM
To: Mead, Jared <Jared.Mead@co.snohomish.wa.us>; Nehring, Nate <nate.nehring@co.snohomish.wa.us>; Dunn, Megan <Megan.Dunn@co.snohomish.wa.us>; Peterson, Strom <Strom.Peterson@co.snohomish.wa.us>; Low, Sam <Sam.Low@co.snohomish.wa.us>
Cc: Countryman, Ryan <Ryan.Countryman@co.snohomish.wa.us>; Klein, Ken <Ken.Klein@co.snohomish.wa.us>; McCrary, Michael <Michael.McCrary@co.snohomish.wa.us>; Killingstad, David <david.killingstad@snoco.org>
Subject: September 11 Public Hearing Follow Up – Sunset Rd, Revised MV2, and WCW Map Amendments

At the September 11, 2024, Snohomish County Council continued public hearing on ordinances and amendments for the 2024 Update of the Snohomish County Growth Management Act Comprehensive Plan and Final Docket XXI, there were questions about one of the new ordinances and two of the new amendment sheet proposals discussed at that meeting. The intent of this email is to provide additional information for those proposals in advance of the October 2, 2024, continued public hearing.

Sunset Road Rural/Urban Transition Area (RUTA) Urban Growth Area (UGA) Expansion Ordinance

Council directed staff to prepare a new ordinance for a second expansion of the Southwest UGA using revised boundaries within the Sunset Road portion of the Council Motion No. 22-090 proposal studied in Alternative 3 of the Environmental Impact Statement (EIS) for the 2024 Update. The revised boundaries for the UGA expansion were defined to include those parcels lying north of Motion No. 22-134 to the current UGA boundary and lying west of the eastern edge of the current RUTA, and properties owned by the Everett School District (see attached map "FLU_Motion No. 22-090_SunsetRdRUTA.jpg").

This UGA expansion would comprise approximately 110 acres plus right-of-way. The estimated growth capacity would be:

Additional Capacity added to UGA:

Housing Units:	454
Population:	1,278
Employment:	162 (Everett SD school sites)

Revised MV2 – Northpoint Development UGA Expansion Amendment Sheet

Council directed staff to prepare new amendment sheets with a revised boundary for the MV2 – Northpoint Development Marysville UGA expansion proposal from Final Docket XXI, and revised policy amendments related to the area. The revised boundaries for the UGA expansion were defined to include tax parcel numbers 31052700100400, 31052700100500, and 31052700400200 (see attached map “FLU_MV2_CountyCouncilRevised.jpg”).

The policy amendments, instead of deleting Objective LU 6.D and LU Policy 6.D.1 as was requested in the MV2 docket proposal, would amend LU Policy 6.D.1 to read as follows: “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 excluding tax parcel numbers 31052700100400, 31052700100500, and 31052700400200 be maintained in rural status and specialty agriculture through cluster provisions and specialty agriculture priority.”

This revised UGA expansion, which is a smaller part of the original MV2 proposal studied in Alternative 3 of the EIS, would comprise approximately 33 acres plus adjacent right-of-way. This area is estimated to have 4.8 buildable acres after accounting for critical areas, most of which is on the southern-most parcel, parcel number 31052700400200. The estimated growth capacity would be:

Additional Capacity added to UGA:

Housing Units:	0
Population:	0
Employment:	29

Wildlife Committee of Washington (WCW) Property Map Amendment Sheet

Council directed staff to prepare new amendment sheets to amend the Executive Recommended future land use (FLU) designation and zoning for the WCW shooting range property to retain the existing Urban Low Density Residential (ULDR) FLU designation and existing R-9,600 zoning (see attached map “FLU_WCW_CountyCouncilRevised.jpg”). The Executive Recommendation would redesignate the site to Urban Medium Density Residential (UMDR) FLU designation with Low Density Multiple Residential (LDMR) zoning.

The Executive Recommended FLU and zoning amendments for this site were identified as part of the infill review analyzed within Alternatives 2 and 3 of the EIS, which sought to increase capacity within the High Capacity Transit Communities regional geography in the existing UGA prior to UGA expansion wherever possible. This site meets the criteria for the infill review because:

- Redesignation would increase the estimated residential growth capacity;
- The site is adjacent to a site to the south with an existing designation of Urban High Density Residential (UHDR); and
- The site is located one-quarter to one-half mile from existing bus service on 4th Ave W and is adjacent to a designated transit emphasis corridor, 228th St SW.

At the September 11, 2024, public hearing, Planning and Development Services (PDS) staff verbally provided a comparison of the capacity under UMDR to the capacity from the No Action Alternative in the EIS. For this analysis, PDS staff re-estimated the capacity for the amendment to retain the ULDR designation using the development density assumptions for ULDR that were used in Alternatives 2 and 3 which account for other reasonable measures to increase capacity that have been adopted or are included in the proposed 2024 Update to calculate the reduction in growth capacity that would result.

The most important change in development assumptions from the No Action alternative is related to the Missing Middle housing ordinance (Amended Ordinance No. 22-016 adopted May 4, 2022) that is expected to produce a greater amount of townhouse development than has been the case in the past under either ULDR or UMDR designations within the Southwest UGA. For ULDR, it is assumed there would be an average of 5.92 single family houses and 1.48 townhouses built per buildable acre. For UMDR, it is assumed there would be an average of 8.41 single family houses, 2.41 townhouses, and 0.24 multifamily/apartment units built per buildable acre.

The site is approximately 79 acres plus adjacent right-of-way. The estimated reduction in capacity relative to the Executive Recommended Plan would be:

UGA Capacity Reduction:		Additional Capacity under UMDR	Additional Capacity under ULDR
Housing Units:	-113	414	301
Population:	-308	1153	845
Employment:	0	0	0

Sincerely,

Frank Slusser | *Senior Planner*

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

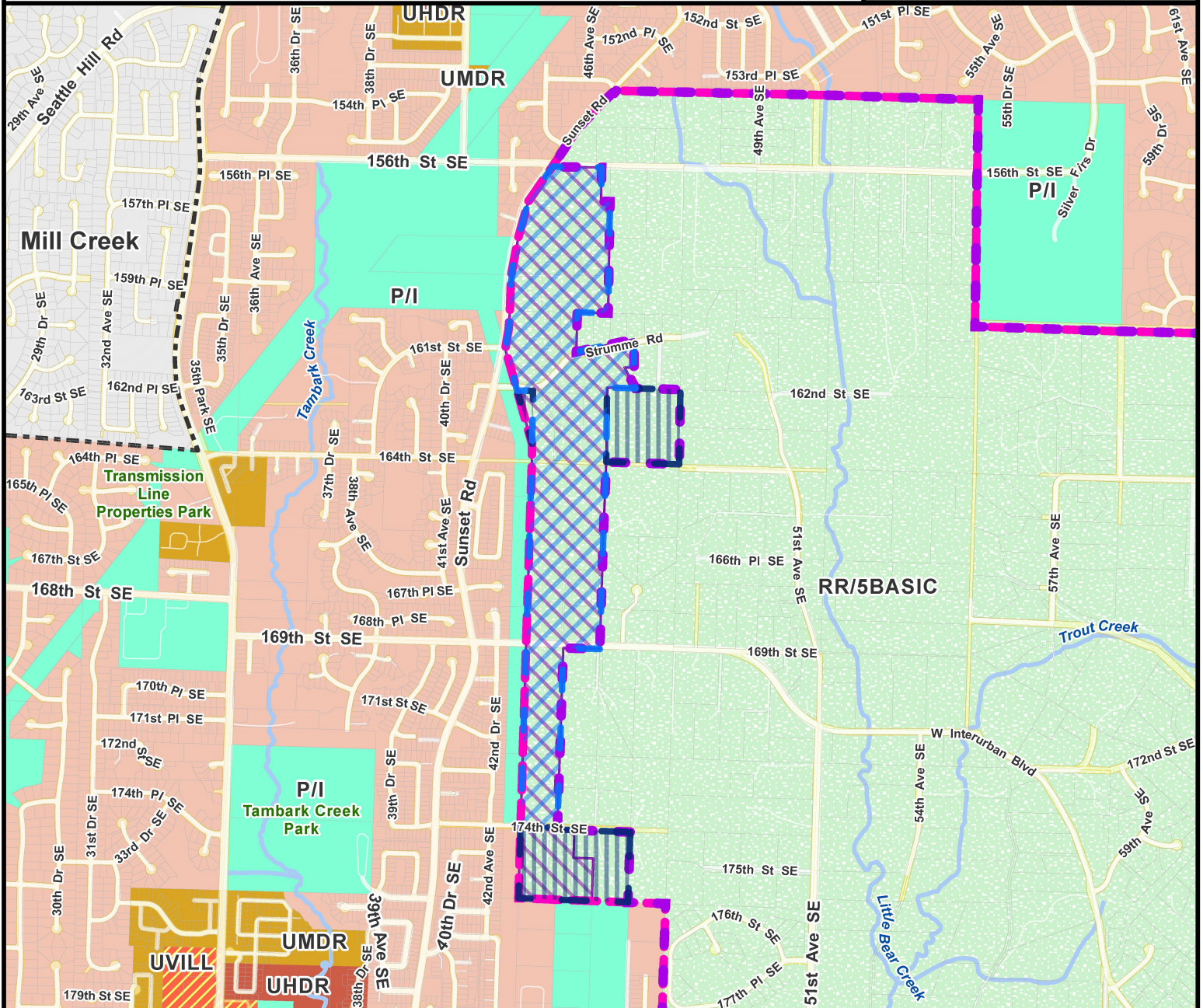
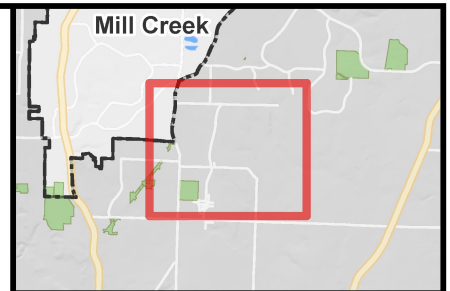
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425-262-2944 | frank.slusser@snoco.org

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2024 Update
Motion No. 22-090 Sunset Road RUTA Area
County Council Proposed Expansion of the Southwest UGA

Proposed Future Land Use (FLU) Map
 Comprehensive Plan Amendment



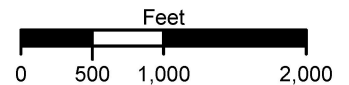
Council-Initiated Map Amendments

- Expand UGA for P/I uses.
- Expand UGA for ULDR uses.

Future Land Use

- P/I: Public/Institutional Use
- RR: Rural Residential (1 DU/5 Acres Basic)
- UHDR: Urban High Density Residential
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- UV: Urban Village
- Rural Urban Transition Area (RUTA)

- Urban Growth Area (UGA)
- Proposed UGA Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets

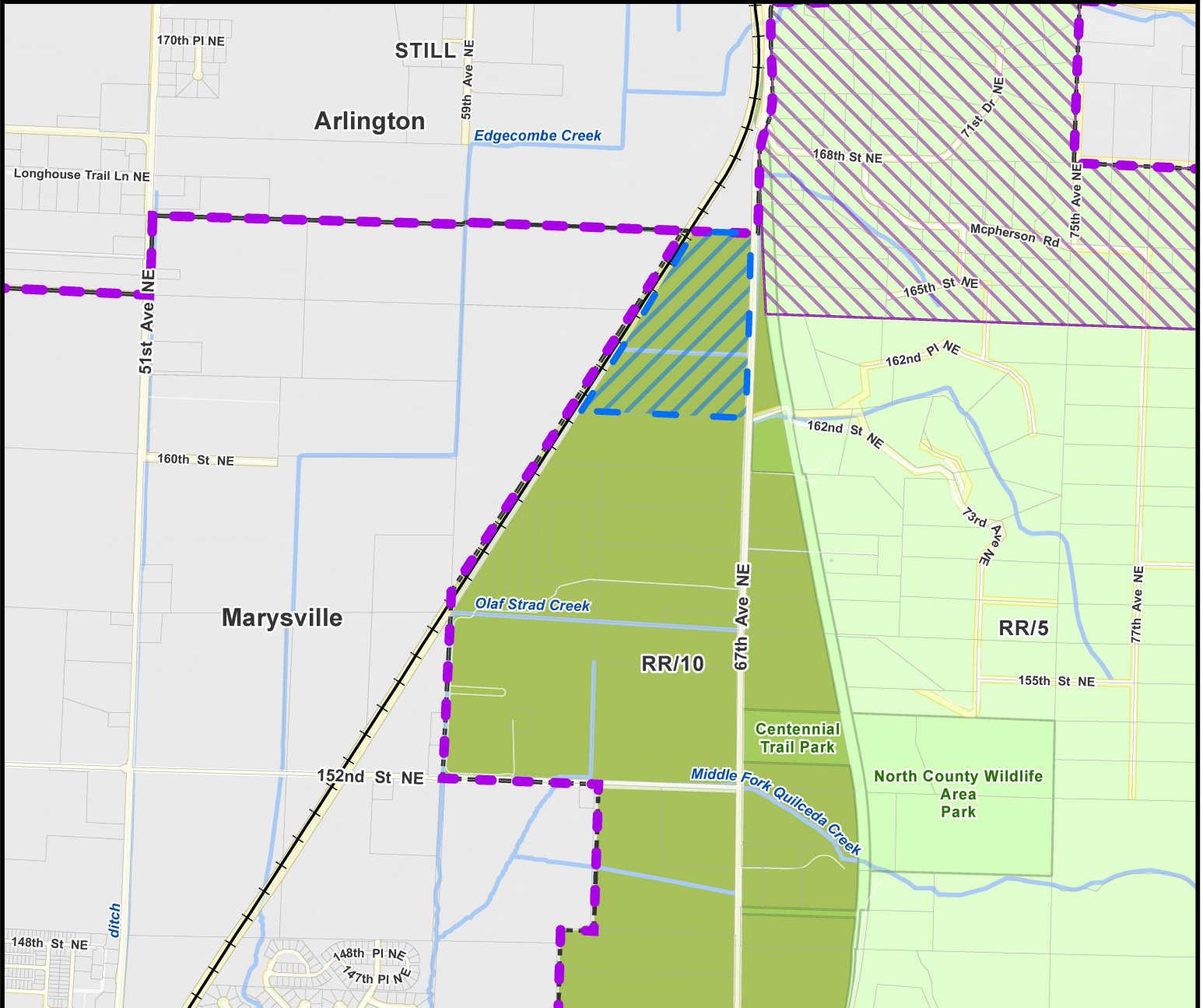
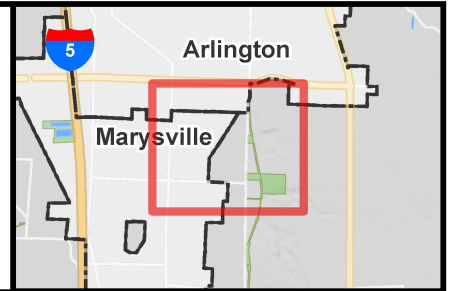


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Final Docket XXI NorthPoint Development - (MV2) County Council Revised Urban Growth Area (UGA) Expansion


Proposed Future Land Use (FLU) Map
Comprehensive Plan Amendment




Proposed FLU Map Amendment

 Proposed MV2 UGA Expansion: Redesignate from RR-10 to Urban Industrial

Future Land Use

 RR-10: Rural Residential-10 (1DU/10 Acres)

 RR-5: Rural Residential-5 (1 DU/5 Acres)

 Rural Urban Transition Area (RUTA)

 Urban Growth Area Boundary

 City Boundary

 Road Right of Way

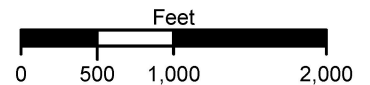
 Parcels

 Waterbodies

 Watercourses

 Major Roads

 Streets



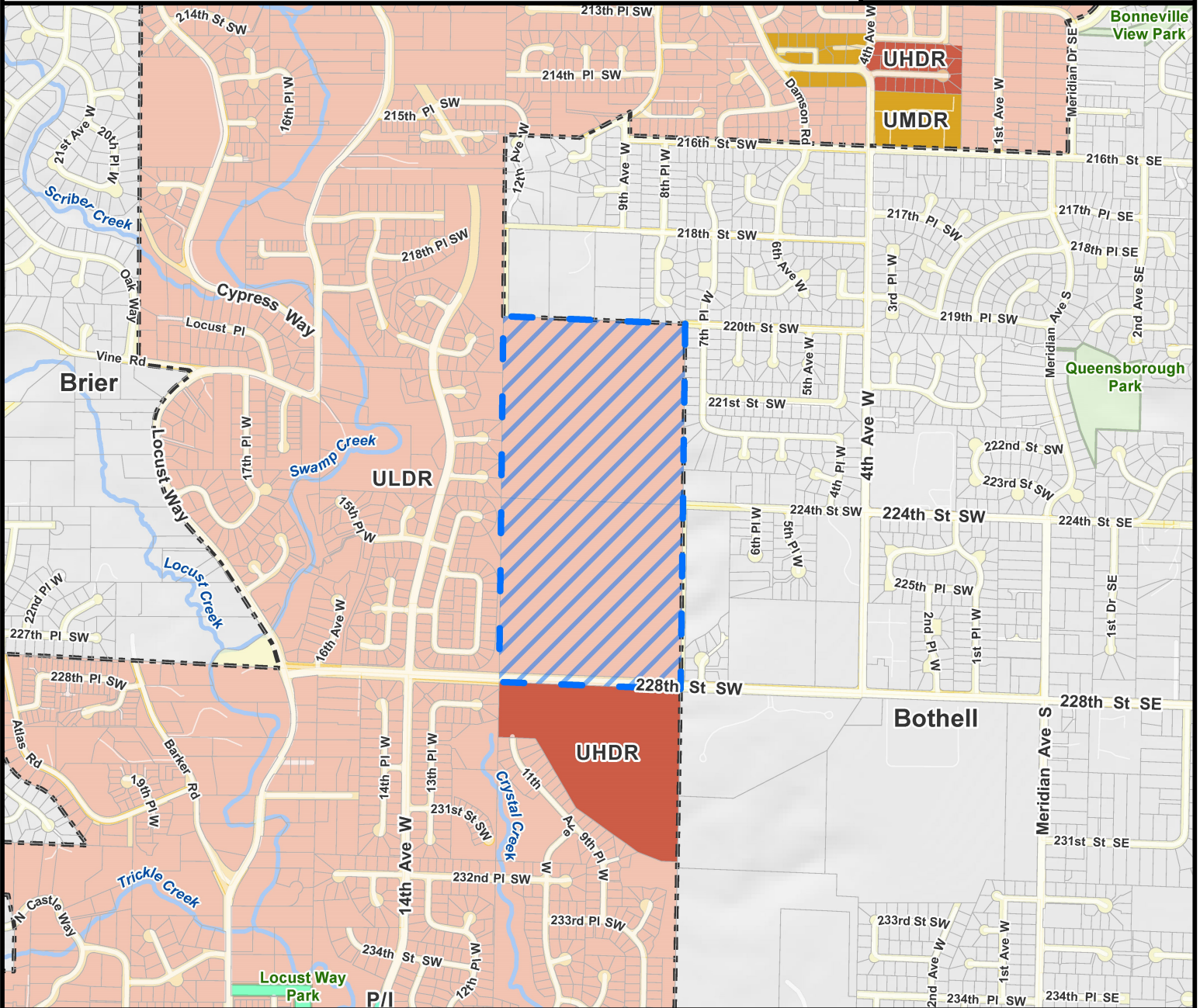
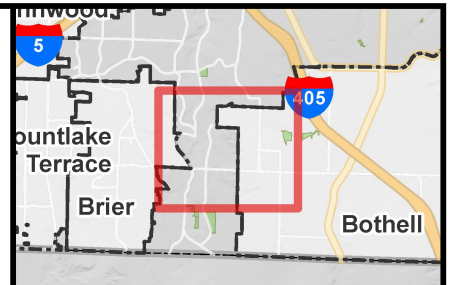
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2024 Update
Wildlife Committee of Washington Property
County Council Amendment to the Executive Recommendation



Proposed Future Land Use (FLU) Map
Comprehensive Plan Amendment



Proposed FLU Map Amendment

Retain existing ULDR designation

Future Land Use

P/IU: Public/Institutional Use

UHDR: Urban High Density Residential

UMDR: Urban Medium Density Residential

ULDR: Urban Low Density Residential (4 - 6 DU/Acre)

Urban Growth Area Boundary

City Boundary

Road Right of Way

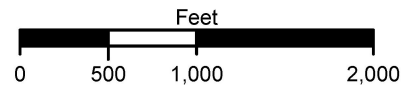
Parcels

Waterbodies

Watercourses

Major Roads

Streets



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Hickey, Lisa

From: Scott Chapman <Scott.Chapman@lewisbuilds.com>
Sent: Monday, September 30, 2024 4:15 PM
To: Contact Council
Cc: Tony Powter; Bart Ricketts; Thaddaeus J. Gregory
Subject: Council Public Hearing Meeting from Sept. 11th, 2024 - Ordinance 24-027

We, being the Employee Owners at Lease Crutcher Lewis, wanted to say thank you for listening to our position against Ordinance 24-027. We are also appreciative that Council listen to public comment and take that commentary into consideration prior to making decisions that affect all of us in Snohomish County and the surrounding communities. We also thank you for your support voting unanimously in the Sept. 11th Public Hearing Meeting to not advance this ordinance SW-10 in favor of keeping this land zoned light industrial in the 2024 Comprehensive Plan updates being considered.

We will have a representative in the Public Hearing on October 2nd., should this agenda item surface in that continuation hearing.

Scott Chapman

Sr. Preconstruction Manager
He|Him|His

LEASE CRUTCHER LEWIS

2200 Western Ave., Ste. 500, Seattle WA 98121
D: 206.689.0513 | C 206.730.5776 | T:206.622.0500

lewisbuilds.com

Hickey, Lisa

From: 2023Update@snoco.org, SCD-
Sent: Tuesday, October 1, 2024 9:48 AM
To: Joe Fattizzi; 2023Update@snoco.org, SCD-
Cc: Hickey, Lisa
Subject: RE: Question Regarding Southwest UGA Expansion Boundary

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Thank you very much for your comments on the 2024 Update of the Snohomish County Comprehensive Plan. Your comments help us understand the community we serve, and provide the full context for the recommendations and decisions. Your comments and this response will be included in the public record.

As of now, the Executive Recommended Plan has been forwarded to the Snohomish County Council for consideration and action. The Executive Recommended Plan did not include an expansion of the Urban Growth Area (UGA) in the Sunset Road area that you describe. That area was studied as part of Alternative 3 in the Environmental Impact Statement for the 2024 Update, and the County Council could still consider expansion in that area. At their September 11, 2024, continued public hearing, the Council directed staff to prepare an ordinance that would take an additional area into the UGA near where you describe, including the portion in the Rural/Urban Transition Area and Everett School District properties, but would not bring the eastern boundary to the eastern utility corridor along the entire eastern edge of this area. It is estimated that this proposal would include approximately 110 acres and, if adopted, could be developed with a mix of single family and townhouse development, for a total additional capacity of 454 housing units, 1,278 population, and 162 employment being added to the UGA.

If the council votes to approve such an expansion, the Executive will consider all information including public comments on the topic. However, the Executive opposes expansion of the Southwest UGA in the Sunset Road area for several reasons.

- UGA expansion in this area is not necessary to accommodate the projected population and housing growth through 2044, as the Executive Recommended Plan has documented that it is able to accommodate that projected growth, including a 5.8% UGA sizing safety factor for the total UGA population growth, without UGA expansion in this area.
- As far as traffic concerns, the Sunset Road area is not near commercial services, and has no existing or planned bus service, so UGA expansion in this area would put more traffic on roads that are already heavily congested. While in many cases developers do partially make the needed improvements to new corridors when there have been UGA expansions, there are many sections of these corridors that are not part of new development and sidewalks and other needed improvements do not get built. The County has very limited funds available to make capacity and pedestrian improvements and must prioritize those improvements carefully.
- There would also be environmental impacts. With more vehicles traveling further distances, there would be significant additional greenhouse gas emissions. Furthermore, the Sunset Road UGA expansion area lies near the headwaters of Little Bear Creek. The County and many organizations have invested considerably in projects designed to improve water quality and fish habitat in Little Bear Creek, and further development jeopardizes these investments.

As noted, the 2024 Update of the comprehensive plan is now under consideration by the County Council and the public hearing has been continued to October 2, 2024. More information on the schedule for County Council consideration can be found here: <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

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: Joe Fattizzi <joefattizzire@gmail.com>

Sent: Monday, September 30, 2024 10:22 PM

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

Subject: Question Regarding Southwest UGA Expansion Boundary

Thank you for the opportunity to inquire as to why a specific set of tax parcels seem to be intentionally excluded from the future Southwest UGA expansion. They are the tax parcels located at the intersection of 156th SE and Sunset Road in Bothell/County jurisdiction zone. They are:

1. 4930 156th St SE Parcel # 27050400403101
2. 4920 156th St SE Parcel # 27050400400200
3. 4904 156th St SE Parcel # 27050400400300
4. 4821 156th St SE Parcel # 27050400101900
5. 15510 49th Ave SE Parcel # 27050400102500
6. 15426 49th Ave SE Parcel # 27050400102600
7. 15408 49th Ave SE Parcel # 27050400102400
8. 15409 49th Ave SE Parcel # 27050400102100
9. 15421 49th Ave SE Parcel # 27050400102200
10. 15511 49th Ave SE Parcel # 27050400101200
11. 15523 49th Ave SE Parcel # 27050400102300
12. 5019 156th St SE Parcel # 27050400101800

The expansion lines are anything but arbitrary and extensive discussion and research is conducted prior to the determination of those parameters. In the above case I'm more than puzzled as to why at of the entire expansion area. These were eliminated. If any parcels comply with the required Comp Plan elements. Particularly Transportation, Utilities and Housing. This particular assembly of properties are prime locations for the expanded UGA with strong existing in place attributes.

So I'm quite puzzled as to why this small, given the overall UGA expansion area was excluded, it appears very intentional.

Can a member of county staff send an explanation as to why and what the process was to exclude a highly compliant, small strategically placed contiguous assembly of land ?

Thank you,

Joe Fattizzi on behalf of Property Owners and Other Parties of Interest

--

Joe Fattizzi Licensed WA State Real Estate Broker
Realty One Group Marysville ORCA
Member Commercial Brokers Association
NCREA National Commercial Real Estate Advisor
Planning Commission Vice-Chairman City of Sedro Woolley

Direct: 206-683-6803
Office: 425-239-0072

Hickey, Lisa

From: Bob Strahm <bob@strahmproperties.com>
Sent: Tuesday, October 1, 2024 12:26 PM
To: Contact Council
Cc: Bob Strahm
Subject: 2024 Comp Plan Update
Attachments: 2024 update COUNTY COUNCIL 10.01.24 FILED.pdf

Here are comments regarding the 2024 Comp Plan Update.

Sincerely,
Frank R (Bob) Strahm

Emailed by Virginia Hedge

SNOHOMISH COUNTY COUNCIL

COMMENTS: 2024 COMPREHENSIVE PLAN UPDATE

The 2024 Comprehensive Plan Update (“Update”), including without limitation Ordinance 24-033, is defective, and should not be approved or adopted by the council. RCW 36.70A.070 (2) (c) requires a housing element that **Identifies sufficient capacity of land for housing**. The Update does not include a Land Capacity Analysis (“LCA”). Ordinance 24-033 **falsely states** that **“The Residential Land Capacity Analysis is included in the Housing Needs Analysis”**. (Page 21 of proposed Ordinance 24-033): “Amendments to address the requirement for jurisdictions to identify sufficient capacity of land for moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing. (a) **The Residential Land Capacity Analysis is included in the Housing Needs Analysis, Appendix C to the GMACP**. This analysis identifies sufficient capacity of land by income band and for emergency housing, emergency shelters, and permanent supportive housing.” [PAGE 21 ORD 24-033]. Housing Targets are not an LCA.

Appendix C Adopted 2044 Initial Population Targets for Snohomish County Jurisdictions

2023 Housing Characteristics and Needs Report Page |C-1 Appendix C

Appendix C
Adopted 2044 Initial Population Targets for
Snohomish County Jurisdictions

APPENDIX B, Table P1 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area				
(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	260,836	72,953	23.7%
Arlington UGA	20,418	35,506	15,088	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	857	307	0.1%
Darrington UGA	1,564	1,983	419	0.1%
Darrington Town	1,462	1,770	308	0.1%
Unincorporated	102	213	111	0.0%
Gold Bar UGA	3,211	3,496	285	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	846	38	0.0%
Granite Falls UGA	4,597	6,885	2,288	0.7%
Granite Falls City	4,450	6,551	2,101	0.7%
Unincorporated	147	334	187	0.1%

The 2024 Update needs to be revised to contain: 1) a requirement to *accommodate* housing affordable to all economic segments of the population of this county 2) the housing needs figure provided by the Washington State Department of Commerce and 3) a Land Capacity analysis that Identifies sufficient capacity of land for the 2020 – 2044 projected housing growth of the entire county.

The Update proposed “Housing Element” includes a list from a – h of how the vitality of established neighborhoods are going to be ensured [sample]:

“The GMA requires a housing element **ensuring the vitality and character of established residential neighborhoods**, that:

Subsection (a) ((includes)) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:

(i) Units for moderate, low, very low, and extremely low-income households; and...

Subsection (c) ((identifies)) Identifies sufficient capacity of land for housing” ...

ESSHB 1220 and RCW 36.70A.020 (4) Housing, requires the county to: “Plan for and accommodate housing affordable to all economic segments of the population of this state”.

1. The draft county HE housing policies **do not contain a county requirement to accommodate housing affordable to all economic segments of the entire county population**. The draft **2024 HE states** that the HE is “closely tied to the county’s land capacity evaluation program... **Residential land uses are analyzed to assure that there is sufficient land at a variety of densities to accommodate housing needs at all income levels**” and references RCW 36.70A.215, the GMA Review and evaluation program. RCW 36.70A.215 (3(a) requires the county to “Determine whether there is sufficient suitable land to accommodate the countywide population projection established for the county” by OFM. There is **no current county land capacity report** that determines that there is sufficient suitable land to accommodate the 2020 – 2044 housing growth.

ESSHB 1220 and RCW 36.70A.070 (2) (a) requires a housing element that:

(a) **Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce**. Department of Commerce Link to Snohomish County 2020-2044 housing needs: <https://deptofcommerce.box.com/s/6z6bjnbat83wikpp23yiuktutm0z4zy>.

The proposed **Housing Element** states: “The inventory and analysis ((is)) are included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. ((It)) The report includes an inventory and analysis of existing and **projected housing needs for the planning horizon**. **Table HO-1** summarizes the permanent housing needs by income level for **unincorporated Snohomish County**.”???

Snohomish County’s draft 2024 Housing Elements housing needs:

**Table HO-1. Snohomish County Unincorporated Permanent Housing Needs by Income Level
(Area Median Income)**

	Total	0-30% Non PSH	0-30% PSH	>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%
Estimated 2020 Housing Supply	<u>132,804¹</u>	<u>2,444</u>	<u>546</u>	<u>13,443</u>	<u>21,303</u>	<u>25,010</u>	<u>25,631</u>	<u>44,427</u>
Housing Needs 2020-2044	<u>50,604</u>	<u>10,644</u>	<u>5,012</u>	<u>11,952</u>	<u>10,951</u>	<u>5,180</u>	<u>161</u>	<u>6,704</u>

¹The total estimated 2020 housing supply number according to the Washington State Department of Commerce Housing For All Planning Tool (2023)

PSH = Permanent supportive housing

2. The county proposed Update 2024 HE policies contain a reference “**to Include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce.**” Yet, *the county draft Housing Element do not use the required department of commerce projected housing needs figure and erroneously contain a claimed reference to a Department of Commerce Planning Tool 2020 housing supply figure?* For only the unincorporated county?
3. The March 2023 Washington State Department of Commerce Projected Housing Needs by County (Medium OFM Projection, 2044) report indicates 143,182 new housing units are needed in Snohomish County by 2044 (see Department of Commerce table below). The county erroneously uses a county housing needs figure for 2020 – 2044 housing needs, claiming only 50,604 are needed; 92,578 less homes than the figure provided by the Department of Commerce (143,182 – 50,604). **The county claims housing needs information is included in a county prepared report:** “The inventory and analysis ((is)) are included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. ((It)) The report includes an inventory and analysis of existing and projected housing needs for the planning horizon”. The **county’s Housing Needs Analysis report is not part of the 2024 comp plan HE planning commission briefing materials.** The county simply did not use the Department of Commerce housing needs figure, as required by RCW 36.70A.070 (2) (a).



Serving Communities ▾ Building Infrastructure ▾

In 2021, the Washington Legislature changed the way communities are required to plan for housing. [House Bill 1220 \(2021\)](#) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate” housing affordable to all income levels. This significantly strengthened the previous goal, which was to encourage affordable housing.

The amended law also directed the Department of Commerce to project future housing needs for jurisdictions by income bracket and made significant updates to how jurisdictions are to plan for housing in the housing element of their comprehensive plans. These new changes to local housing elements include:

- **Planning for sufficient land capacity for housing needs**, including all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing).

Projected Housing Needs by County (Medium OFM Projection, 2044)

County	Total Housing Need	0-30% Non-PSH	0-30% PSH	30-50%	50-80%	80-100%	100-120%	120%+	Emergency Housing
Adams	1,753	276	200	197	333	127	88	532	19
Asotin	1,360	207	218	461	142	63	57	212	35
Benton	35,822	4,037	2,597	6,371	4,319	2,718	3,082	12,698	130
Chelan	10,032	1,226	912	1,725	1,678	803	728	2,960	294
Clallam	5,847	1,654	751	1,504	712	246	186	794	437
Clark	103,475	12,030	7,393	16,188	15,661	9,011	8,534	34,658	3,821
Columbia	98	48	30	20	0	0	0	0	1
Cowlitz	10,000	2,704	1,378	2,425	872	409	423	1,789	173
Douglas	6,755	912	0	826	1,095	573	668	2,681	33
Ferry	184	110	54	20	0	0	0	0	22
Franklin	20,608	1,786	1,804	2,408	3,729	1,935	1,717	7,229	150
Garfield	82	63	6	13	0	0	0	0	2
Grant	17,185	1,743	813	2,448	3,039	1,449	1,382	6,311	93
Grays Harbor	4,152	1,797	1,113	1,183	41	18	0	0	188
Island	8,475	970	833	1,754	1,476	689	654	2,099	262
Jefferson	3,985	1,599	247	558	444	174	221	742	556
King	336,591	84,873	42,993	50,971	25,309	17,395	19,734	95,316	59,616
Kitsap	24,066	5,494	2,646	4,589	3,144	1,393	1,365	5,435	1,280
Kittitas	5,217	1,870	570	1,011	352	271	261	882	0
Klickitat	2,319	565	135	476	337	85	145	576	89
Lewis	5,598	1,799	890	1,133	618	220	170	768	478
Lincoln	203	0	117	80	0	6	0	0	1
Mason	7,848	1,009	1,048	1,499	995	442	547	2,308	89
Okanogan	2,036	875	445	379	160	51	19	107	98
Pacific	1,399	954	217	144	55	5	4	20	255
Pend Oreille	911	221	84	146	146	58	43	213	0
Pierce	135,652	16,098	20,142	22,874	20,255	9,624	8,776	37,883	7,218
San Juan	3,097	560	48	500	418	250	252	1,069	34
Skagit	16,914	2,811	1,607	2,817	2,418	1,282	1,136	4,843	281
Skamania	1,672	569	61	169	190	145	150	388	63
Snohomish	143,182	26,836	14,567	20,800	14,149	11,296	13,246	42,288	9,811
Spokane	70,874	19,416	5,721	13,147	8,117	4,327	3,552	16,594	2,992
Stevens	4,857	1,188	488	450	622	371	314	1,424	41
Thurston	52,456	8,576	3,591	8,264	7,979	4,168	4,162	15,716	921
Wahkiakum	334	11	109	37	40	17	19	101	9
Walla Walla	2,751	1,149	727	767	43	7	58	0	0
Whatcom	34,377	7,929	3,416	6,708	3,776	2,194	2,115	8,239	508
Whitman	3,591	3,011	300	280	0	0	0	0	39
Yakima	21,078	3,563	4,198	4,974	2,264	1,342	872	3,865	1,318
TOTAL	1,106,836	220,539	122,469	180,316	124,928	73,164	74,680	310,740	91,357

Questions and comments on this work may be directed to the project manager, Laura Hodgson, at laura.hodgson@commerce.wa.gov or 360-764-3143.

ESSHB 1220 and RCW 36.70A.070 (2) (c) requires a housing element that:

(c) **Identifies sufficient capacity of land for housing**(,) including, but not limited to, governmentassisted housing, housing for (low-income families) moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, (and) group homes (and), foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.

4. **The proposed 2024 Update fails to identify sufficient capacity of land for the projected 2020 - 2044 housing growth, as required.** The county did not produced a 2020 – 2044 Land Capacity Analysis to be included with the draft HE, as required. The Department of Commerce produced a land capacity analysis (LCA) guidance document for counties and cities. The introduction of the LCA guidance document states: “The Growth Management Act (GMA) requires comprehensive plans to include a **housing element that identifies “sufficient capacity of land”** to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)). HB 1220 amended this section of the Act to **require the housing element to include explicit consideration of capacity** for the following household needs and building types: Moderate, low, very low, and extremely low-income households; Permanent supportive housing; Emergency housing and emergency shelters; and Duplexes, triplexes and townhomes (within an urban growth area boundary).” There is no county 2020 – 2044 land capacity report.

The county failed to include a requirement to *accommodate* housing affordable to *all economic segments of the population of this county* in the proposed Update and HE. The county failed to include the housing needs figure provided by the Washington State Department of Commerce in the proposed Update and HE. The county failed to include a Land Capacity analysis that Identifies sufficient capacity of land for the 2020 – 2044 projected housing growth, **for the entire county** in the proposed Update. **The Update fails to supply a sufficient capacity of land for the 2020-2044 projected housing growth.** The 2024 Update proposed by Snohomish County should not be adopted.

Sincerely,

Frank R Strahm

30 Years Designated Washington Real Estate Broker (license retired)
BABA - Finance
1712 Pacific Ave. Suite 105,
Everett, WA 98201

Hickey, Lisa

From: Todd Curry <currytoddw@gmail.com>
Sent: Tuesday, October 1, 2024 5:59 PM
To: Contact Council
Subject: Testimony for Hearing on Comprehensive Plan Update
Attachments: Testimony of Todd Curry 241002.docx

For the hearing Wed Oct 2. Thanks - Todd Curry

PUBLIC TESTIMONY BEFORE THE SNOHOMISH COUNTY COUNCIL

OCTOBER 2, 2024

My name is Todd Curry. I am a native of the Puget Sound region presently residing in the state of Georgia. I own land just east of the Southwest UGA. My tax parcel is 27053300103700. I speak in favor of the proposed minor UGA expansions, which presently do not include my own.

The broad strokes used thirty years ago to draw the urban growth boundary resulted in a few parcels like mine getting mischaracterized. I think I could convince you if you were to join me for a walk at my property. It's a five-acre parcel on 49th St one-half mile from the King County line. The first thing you'd notice is we have curb, gutter, and sidewalk, something you'd expect in the city. Under the street is a public water line, again the sort of public service expected in an urban zone.

As we walk the sidewalk heading south, ahead of us are cars lining the street. Back in the sixties, our neighbor was a dairy farm. Today, it's thirty acres of cul-de-sacs and houses on 15,000 sf lots. Ahead on the left is preschool. A quarter mile down the road is a small K-12 progressive school and another preschool. Beyond that is the county line and the dense neighborhoods of Woodinville.

Turning around and heading back north, you'll see houses built in the seventies and eighties. All the neighboring parcels along 49th, except one, have been divided into one-acre homesites. Half a mile up the sidewalk is 228th, where just to the west the county built Miners Corner Park and the city of Bothell has proposed a neighborhood activity center.

When the Growth Management Act came along, we were put in the RUTA just outside the UGA. Our ability to develop our land was curtailed. Our neighbors had subdivided, but now we could not.

In 2005, I submitted a docket application. It was combined with others into a proposed UGA expansion. The council voted 3-2 against it. The council also voted to reduce the RUTA to a 1/8th mile strip, leaving us just outside.

95% of the nearby lots are one acre or less. Over half of those are just 1/3rd-acre lots. Yet we are allowed just one house on our five acres. After the 2005 update, we are denied even the chance to carve out a second lot via a rural cluster subdivision.

Today, all three of my children are adults. Each works in King County. But only one lives there. The other two, having lived in the urban core, moved all the way to Skagit County to

find suitable housing they could afford. Each now spends four to five hours a day commuting. They have tried alternatives such as renting a second residence in town or taking the train from Everett. They would do anything to build on our land and be spared the time, stress, and expense of their super-commute.

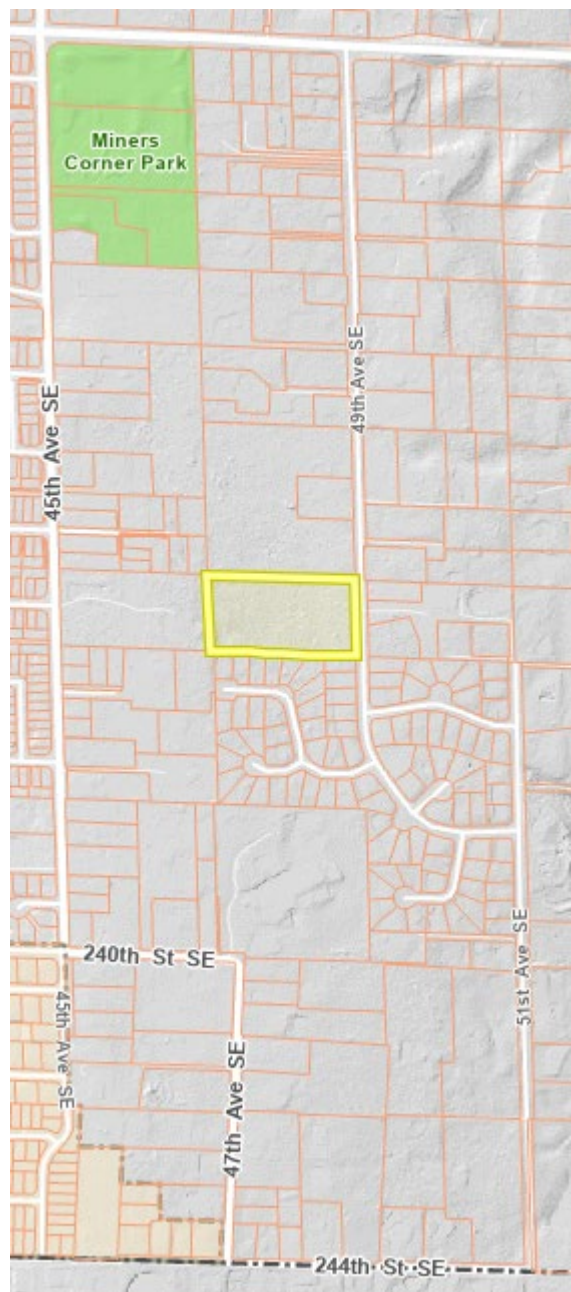
Imagine the conversations we have. Dad, please let us build houses on your land. Dad, why do you spend all that money on property taxes for land you don't use. Dad, why can't we use the land the same way all the neighbors have? Dad, don't you care about the environment? We could cut our carbon footprint by two-thirds!

I urge you to allow minor adjustments of the urban growth boundary so that families like mine can enjoy the same land use as our neighbors.

Todd Curry

currytoddw@gmail.com

206-786-1920



Hickey, Lisa

From: Titcomb, Sarah
Sent: Wednesday, October 2, 2024 8:15 AM
To: Hickey, Lisa
Subject: FW: Marysville UGA Employment Figures

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

Below is more 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: Tuesday, October 1, 2024 5:31 PM
To: david@toyerstrategic.com
Cc: Toy, Stephen <Steve.Toy@co.snohomish.wa.us>
Subject: RE: Marysville UGA Employment Figures

Hi David,

I was able to track down responses to most your questions with Steve Toy's assistance.

#1

Marysville UGA - Additional Employment Capacity DRAFT (Jun-23-2021)

City (within boundaries as of December 13, 2012)

Key to report column headers:

- TOTACRES: Total parcel acres
- UB_ACRES: Unbuildable acres
- GBACRES: Gross buildable acres
- SURP_AC: Surplus acres (for partially-used parcels)
- AEC_COMM: Additional commercial employment capacity (prior to market and public purpose reductions)
- AEC_IND: Additional industrial employment capacity (prior to market and public purpose reductions)
- AEC_GOV2: Additional government employment capacity (prior to market and public purpose reductions)
- AECTOTAL: Total additional employment capacity (prior to market and public purpose reductions)
- AEC_COMM2: Additional commercial employment capacity (after market and public purpose reductions)
- AEC_IND2: Additional industrial employment capacity (after market and public purpose reductions)
- AEC_GOV2: Additional government employment capacity (after market and public purpose reductions)
- AECTOTAL2: Total additional employment capacity (after market and public purpose reductions)

How is the 3887 figure calculated?

ATTEMPT #1
 $237.908 \times 8.53 \text{ EPA (PAGE 1)}$

ATTEMPT #2
 $237.908 \text{ ACRES} = 10,363,277$
 $\times 0.1$

 $1,554,490$
 $= 35.$
 \times
 $= 304$

uga_name	JURIS	LNDSTAT	MKT_READY	Zone	TOTACRES	UB_Acres	GBACRES	SURP_AC	AEC_COMM	AEC_IND	AEC_GOV2	AECTOT1
Marysville UGA	CITY12	(1) PENDING		CB	3.516	0	3.516	0	166	0	0	1
				GC	60.47	5.968386	54.501	0	386	120	0	5
Marysville UGA	CITY12	(1) PENDING		LI	297.187	59.2788	237.908	0	0	3887	0	38
				MU								

The calculation of employment capacity associated with pending projects uses the standard square feet per employee assumptions by NAICS sector derived from the 2007 Snohomish County Employment Density Study:

- Food Services: 200 square feet per employee
- Other Services: 400 square feet per employee
- Finance, Insurance and Real Estate (FIRE) – mini-storage warehouses only: 20,000 square feet per employee
- Finance, Insurance and Real Estate (FIRE) – other: 350 square feet per employee
- Retail = 700 square feet per employee
- Manufacturing: 500 square feet per employee
- Wholesale, Transportation and Utilities (WTU): 1,000 square feet per employee
- Government/Education: 300 square feet per employee.

For pending projects, the number of employees assumed for capacity is based on square footage from the actual project applications. The square footage of different proposed land uses across all pending projects in a UGA were categorized into the above NAICS sectors. In this case, the resulting jobs per buildable acre for pending projects in Marysville’s LI zone was 16.34.

Note that the pending projects as of or after 2019 were not included in the 1995-2018 development history used for developing the 8.53 employee per acre density assumption using the methodology described below.

2021 Buildable Lands Report for Snohomish County

with Comm
EPA &
VSI

WHAT INDUSTRIAL EPA ARE YOU USING FOR THE FIGURE? IS IT THE 2007 STUDY? - HOW IS IT BROKE OUT BY NAICS?

GC	108.163	3,546,208	104,617	0	1651	207	0
LI	358.008	48,737,83	309.27	0	594	2044	0
MU	25.112	3,139,233	21,973	0	179	0	1
NB	2.755	0,600,065	2,155	0	35	0	0
Sum	554.285	63,435,32	490.85	0	3505	2251	2
MARKET-READY GC	15.027	0	15,027	0	237	149	0
LI	45.27	0,112,3025	45,158	0	87	298	0
MU	4.638	1,084,749	3,553	0	29	0	0

For vacant buildable parcels, new development was assumed (rather than infill). In Marysville's LI and GI zones, new projects during the entire 1995-2018 development history review period showed the following breakdown of permitted square footage by NAICS category:

Developed					
Sqft to Employees					
EmpCat	Com SqFt	SqFt/Emp	Covered Emp	FAR	
FIRE (MS)	80,911	20,000	4.05	0.02	
FIRE (Other)	15,156	350	43.30	0.00	
Government	-	300	0.00	0.00	
Manufacturing	288,087	500	576.17	0.06	
Retail	19,174	700	27.39	0.00	
Services (Food)	7,038	200	35.19	0.00	
Services (Other)	45,305	400	113.26	0.01	
WTU	190,878	1000	190.88	0.04	
No Emp/Not Forecasted	96,942			0.02	
Com Total	743,491		990.24	0.15	
Employees per Acre					
EmpCat	Com SqFt Per Acre	SqFt/Emp	Covered Emp per Acre	FAR	
FIRE (MS)	697	20,000	0.03	0.02	
FIRE (Other)	131	350	0.37	0.00	
Government	-	300	0.00	0.00	
Manufacturing	2,483	500	4.97	0.06	
Retail	165	700	0.24	0.00	
Services (Food)	61	200	0.30	0.00	
Services (Other)	390	400	0.98	0.01	
WTU	1,645	1000	1.64	0.04	
No Emp/Not Forecasted	835				
Com Total	5,572		8.53	0.13	
New Development Modeled for Future Densities					
	Single Family (Short Plats)	Single Family (Formal Plats)	Townhouse	Multi-Family	Senior Apartments
Acres	-	-	-	-	-
Percent	0%	0%	0%	0%	0%

Applying the square footage per employee assumption by NAICS category to the sum of the square footage permitted by acre and NAICS category resulted in an overall 1995-2018 observed density of 8.53 jobs per buildable acre. The jobs per buildable acre statistic by the various NAICS categories was used to estimate total additional employment capacity within each NAICS category for vacant buildable parcels within the LI and GI zones of the Marysville UGA.

To arrive at the commercial vs industrial additional capacity subtotals, the additional employment capacity estimates by NAICS sector were aggregated:

Commercial:

- Food Services
- Other Services
- Finance, Insurance and Real Estate (FIRE) – mini-storage
- Finance, Insurance and Real Estate (FIRE) – other
- Retail

Industrial:

- Manufacturing
- Wholesale, Transportation and Utilities (WTU)

#3

Marysville UGA

Development History (1995-2018)

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development			
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Employment	Em P
GC (Infill Projects)										
	Non-Residential	14.36	100%	-	-	-	202,381	0.32	235	
MU and 88th MU (New Projects) (5)										
	Non-Residential	22.72	30%	-	-	-	250,079	0.08	614	
	Multi-Family	47.11	63%	844	11.22	11.22	-	-	-	
	Senior Apartments	5.42	7%	197	2.62	2.62	-	-	-	
	Total	75.25	100%	1,041	13.84	13.84	250,079	0.08	614	
(5) The Lodge is a horizontal mixed use project that has been separated into Multi-Family and Non-Residential										
MU and 88th MU (Infill Projects)										
	Non-Residential	3.57	100%	-	-	-	14,667	0.09	15	
LI and GI (New Projects)										
	Non-Residential	116.04	100%	-	-	-	743,491	0.15	990	
(6) Light Industrial densities are applied to the GI zone due to a small sample size within the GI zone										
LI and GI (Infill Projects)										
	Non-Residential	69.88	100%	-	-	-	382,454	0.13	723	

Do you HAVE LIST OF PROJECT RELATION?

We do have a list, but to retrieve all the records back to 1995 would take some time to reassemble. Might be best to submit a records request on this one before doing a lot of retrieval work.

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: David Toyer <david@toyerstrategic.com>

Sent: Tuesday, October 1, 2024 9:27 AM

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

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

Subject: RE: Marysville UGA Employment Figures



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

Frank,

See attached in follow up to our conversation last night. I'm trying to understand better how the numbers are converted from the net buildable acreage into the additional employment capacity. Following the information in the development history and also comparing against the 2007 Employment Study (and technical analysis in the 2021 procedures report, I am not sure I fully understand how the final number is calculated in these instances. Is there a background data sheet or calculation that shows how it was computed?

Thank you!

DAVID K. TOYER, PRESIDENT
TOYER STRATEGIC ADVISORS, INC.
3705 COLBY AVE, STE 1, EVERETT, WA 98201
425-344-1523
toyerstrategic.com

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From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Monday, September 30, 2024 4:44 PM
To: David Toyer <david@toyerstrategic.com>
Cc: Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Titcomb, Sarah <Sarah.Titcomb@co.snohomish.wa.us>
Subject: RE: Marysville UGA Employment Figures

Hi David,

The FAR figures used to inform the employment capacity calculations for the Marysville UGA can be found in the Marysville UGA development history summary on pages 112-114 of the 2021 Buildable Lands Report. That report is available on the following page: <https://snohomishcountywa.gov/1352/Buildable-Lands>

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: David Toyer <david@toyerstrategic.com>
Sent: Monday, September 30, 2024 3:38 PM

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

Subject: Marysville UGA Employment Figures

Importance: High



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Frank,

Could you direct me to where I'd find the FAR figures associated with how employment was calculated in the 2021 buildable lands report for the Marysville UGA?

DAVID K. TOYER, PRESIDENT

TOYER STRATEGIC ADVISORS, INC.

3705 COLBY AVE, STE 1, EVERETT, WA 98201

425-344-1523

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Hickey, Lisa

From: 2023Update@snoco.org, SCD-
Sent: Friday, October 4, 2024 12:46 PM
To: Hickey, Lisa
Subject: FW: Online Form Submission #160165 for General Comment Form for the 2024 Comprehensive Plan

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

Below is a new 2024 Update comment.

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: Thursday, October 3, 2024 11:26 AM
To: 2023Update@snoco.org, SCD- <2024Update@snoco.org>
Subject: Online Form Submission #160165 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	Alyssa
Last Name	Rodriguez
Address	404 Lamar Dr

City	Mukilteo
State	WA
ZIP Code	98275
Email1	alyssarodrii95@gmail.com
Receive project email updates?	<i>Field not completed.</i>

Your Comment

Question/Comment	We need to prioritize multi-modal transportation options within the county and into seattle. We need to limit development and preserve natural areas.
(Optional) Please upload any files that will help us better understand your comment(s).	<i>Field not completed.</i>

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

Hickey, Lisa

From: Ohlfs, Carol
Sent: Monday, October 7, 2024 10:04 AM
To: Contact Council
Cc: dsence@hotmail.com
Subject: Fw: Parks and recreation comprehensive plan

Hello, please record this public comment for the Comp Plan.

This in regards to this Ordinance:

- [Text and Policy Amendments to the Comprehensive Plan](#)

Thank you!

Carol Ohlfs, PLA | *Principal Park Planner*
[Snohomish County Conservation and Natural Resources](#) | [Parks & Recreation](#)
6705 Puget Park Drive | Snohomish, WA 98296
O: 425-388-6609 | C: 425-530-5243 | carol.ohlfs@snoco.org
(she/her/hers)

From: Darrel Martin <dsence@hotmail.com>
Sent: Sunday, October 6, 2024 12:06 PM
To: Ohlfs, Carol <Carol.Ohlfs@co.snohomish.wa.us>
Subject: Parks and recreation comprehensive plan



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Hello Carol,

I wanted to briefly comment on the state of Snohomish County parks and open space. I think it is a great idea to seek any new funding sources, including increasing Park Impact fees. Residential and industrial development has, in my personal opinion, been rampant and continually destructive to a county wide vision that promotes a healthy way of life. While there may be short term economic benefits to development (and despite some peoples' concerns about housing costs), most people would agree that they would rather live next to a park or a forest than a housing development or apartment building.

However, as mentioned in the 2024 plan, a levy dedicated to the acquisition of more open space is really the gold standard. Open space levies in King County and other places like California, have been tremendously successful at protecting nature and staving off development that would otherwise be endless. I've been hoping to at least see similar attempts in Snohomish.

There are conservation organizations that are very well funded that Snohomish can also partner with or seek help from, such as the Trust for Public Land or Western Rivers Conservancy, dedicated to expanding access to parks across the US and protecting wild landscapes, respectively.

Lastly, I would be disappointed to see parks and open space LOS calculations based off of every single Native Growth Protection Area (or Critical Area), many of which don't

provide public access, are poorly managed, or aren't even accessible. I think if a higher standard was used using actual park acreage and open space that is healthy and publicly accessible, the percentage would be much lower.

Snohomish is such a remarkably beautiful area and I truly believe with the resources that are available, a better job can be done.

Sincerely,
Darrel Martin
425-387-8813

Hickey, Lisa

From: Shawn Yanity <syanity@stillaguamish.com>
Sent: Tuesday, October 8, 2024 8:01 AM
To: Contact Council
Subject: Tribal coordination element amendment
Attachments: The Stillaguamish Tribe of Indians comprises descendants of the Stoluck.docx

Good morning,

The Stillaguamish is requesting an amendment to the TCE. It is very small but important change. Any questions please feel free to contact me,

Sincerely,

Shawn Yanity

Shawn Yanity | Cultural Resource Director

Direct Line: 360-572-3021

Cell phone: 425-359-4182

Cultural Resources

3322 236th St NE, Arlington, WA 98223



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The Stillaguamish Tribe of Indians comprises descendants of the Stoluck-wa-mish River Tribe. In 1855, the indigenous population ~~resided~~ occupied winter villages ~~on~~ near the main branch of the Stillaguamish River, as well as the north and south forks, near present day Arlington and Stanwood, Washington. The name Stoluck-wa-mish or Stillaguamish has been used since 1850 to refer to the people who lived along the Stillaguamish River and camped along its tributaries and neighboring marine areas.