



June 4, 2024

Planning & Community Development Committee  
 Snohomish County Council  
 3000 Rockefeller Ave – M/S 609  
 Everett, WA 98201

**PAPÉ PROPERTIES – MALTBY PCB ZONING TEXT REQUEST – 2024 COMPREHENSIVE PLAN UPDATE**

Dear Committee Members:

Our firm represents Papé Properties, Inc., the owner of approximately 16.54 acres in the Maltby UGA that is split zoned Light Industrial, Planned Community Business, and General Commercial (see attached map). Their original intent was to develop the subject property for two of their business units. The subject property is impacted by a 300-foot BPA powerline easement, a wetland in the NE corner, and the future relocation of Broadway Avenue to the northern and western property lines of the site. In sum, the site’s use is limited, the visibility of the site for commercial users is restricted, and they desire to sell the property.

We believe that with the existing PCB and General Commercial zoning, the most likely development option for the site is residential – probably townhomes. This would be like development of the property to the south. However, another alternative would be to allow the site to be developed for warehousing. Currently, the General Commercial and Light Industrial zoned portions of the site allow for warehouse development, but the Planned Community Business zone does not. We believe that this type of text amendment can be considered as the county updates its comprehensive plan and development regulations this fall. We envision such an amendment would look like the following:

SCC 30.22.100, Urban Zone Categories Use Matrix, is hereby amended to read:

TYPE OF USE	R- 9,600 <sup>88</sup>	R- 8,400 <sup>88</sup>	R- 7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55</sup> , <sup>76</sup>	HI <sup>65</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	
Warehouse								<u>P<sup>1XX</sup></u>		P	P	P	P	P			P <sup>123</sup>
Wholesale Establishment								P	P <sup>86</sup>	P	P	P	P	P			P <sup>123</sup>
Woodwaste Recycling and Woodwaste Storage											A <sup>63</sup>		A <sup>63</sup>	A <sup>63</sup>			
All other uses not otherwise mentioned											P	P	P	P			

SCC 30.22.130, Reference notes for use matrices, is hereby amended to add a new reference note 1XX to read:

**1XX. Warehouses shall only be permitted in the PCB zone within the Maltby UGA and subject to the bulk regulations in SCC 30.23.030 for the General Commercial zone.**

By establishing that this use in the PCB zone would comply with the bulk standards for the General Commercial zone, it would allow for an additional 5 feet in building height (to 45 feet), but it would reduce the maximum lot coverage from 100% of the site to 50% which is consistent with warehouse uses that typically having lot coverages in the 35% to 45% range.

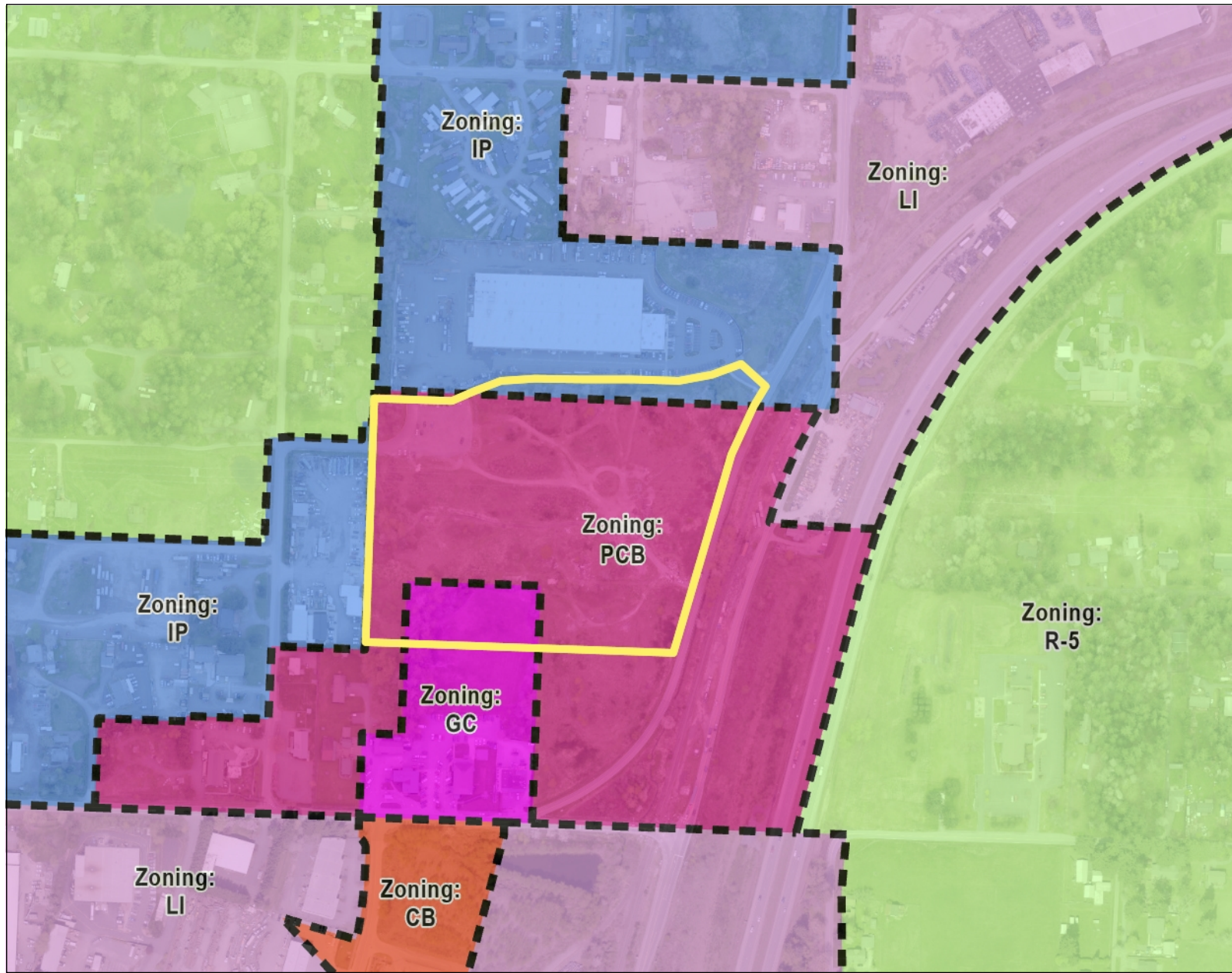
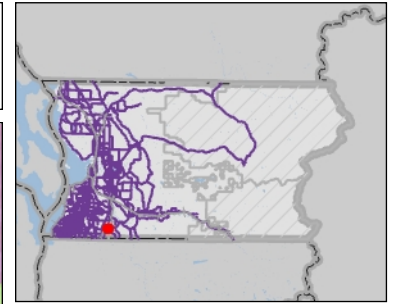
On behalf of our client, we respectfully request that the Committee consider recommending this change be considered during this year's update to the comprehensive plan and development regulations.

Thank you for your time and consideration. Should you have any questions, please do not hesitate to contact me at [david@toyerstrategic.com](mailto:david@toyerstrategic.com) or 425-344-1523.

Very Sincerely,

A handwritten signature in blue ink that reads "David K. Toyer". The signature is stylized with a large, looped 'D' and a trailing flourish.

David Toyer  
President



### Legend

- Transfer of Development Rights (TDR) Receiving Area
- Zoning Labels (Dynamic)
- Zoning Line
- Zoning Types (Colorized)
  - A-10 (Agriculture-10 Acre)
  - BP (Business Park)
  - CB (Community Business)
  - PRD-CB
  - CRC (Clearview Rural Commercial)
  - F (Forestry)
  - F and R (Forestry and Recreation)
  - F and R ORV (Forestry and Recreation-Of Road Vehicle)
  - GC (General Commercial)
  - HI (Heavy Industrial)
  - IP (Industrial Park)
  - LDMR (Low Density Multiple Residential)
  - PRD-LDMR
  - LI (Light Industrial)
  - MC (Mineral Conservation)
  - MHP (Mobile Home Park)
  - MR (Multiple Residential)
  - MR (PRD)
  - PRD-MR
  - NB (Neighborhood Business)
  - PCB (Planned Community Business)
  - PIP (Planned Industrial Park)
  - PRUD (Planned Residential Unit Development)
  - R-5 (Rural-5 Acre)
  - R-20,000 (Residential 20,000 sq. ft.)
  - PRD-20,000
  - PRD-20,000 (Mobile)
  - R-12,500 (Residential 12,500 sq. ft.)
  - PRD-12,500 (Mobile)
  - R-9,600 (Residential 9,600 sq. ft.)
  - R-9,600 (PRD)
  - PRD-9,600

1:4,929



821.5                      0                      410.73                      821.5 Feet

Projection: NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
Planning and Development Services, Snohomish County

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

### Notes

This map was automatically generated using Geocortex Essentials.

## Hickey, Lisa

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**From:** Adawna Windom <adawna.windom@gmail.com>  
**Sent:** Wednesday, September 4, 2024 5:34 PM  
**To:** Contact Council  
**Cc:** Joan Thomas  
**Subject:** Re-zoning of the WCW property at 1031 228th St SW, Bothell

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. As a neighbor of the property, I am worried about the added traffic to 228th as we have already exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228<sup>th</sup> and 228<sup>th</sup> and Bothell Everett Highway. To my knowledge, the county has no plans for road expansions or for transit development to accommodate the added population.

The city of Brier will be sorely affected by traffic increases heading west to access transit centers, I-5, Alderwood Mall, and other amenities, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228<sup>th</sup> St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Adawna M. Windom  
Bothell ( unincorporated Snohomish County)

## Hickey, Lisa

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**From:** peterkelsey@gmail.com  
**Sent:** Thursday, September 5, 2024 8:21 AM  
**To:** Contact Council  
**Cc:** Joan Thomas  
**Subject:** Regarding Re-zoning

Dear Council members,

With regard to the 2024 Comprehensive Plan, I am very opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range.

Waiting for stop lights at Meridian and 228th and the three lights on 228th as you approach Bothell Everett Highway is already a problem. At times we have had to wait for three whole cycles at the light NOT MOVING because of the amount of traffic back-up (and there were no construction or other factors playing into the situation to make it slower than usual, this was all just due to traffic).

Not only will all of the immediate surrounding neighborhoods be affected by traffic increases, but please consider impacts on all of these areas and the people who reside here and pay taxes to support our County, and what this will do to the schools in the area.

\*Please stop adding more problems to areas that can barely support the people already here that you are serving as a council members.

If this property is re-zoned to allow apartments of potentially thousands of people instead of keeping it single family zoning this is only going to cause problems for transit and available amenities.

\*\*Please listen to the voices you serve and answer the call to serve with integrity. The area cannot support the amount of people apartments or other similar high density housing would bring in. It barely supports the current situation.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions and listen to those who live, work, go to school, and play in the area. This may not affect you directly but will affect us and the people who will someday live in the area. Please keep this area as single family zoning. For them and for us!

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**\*\*\*Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Kelsey Anderson  
Bothell Snohomish County

**Hickey, Lisa**

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**From:** SALLY BEAHAN <sbeahan@comcast.net>  
**Sent:** Thursday, September 5, 2024 9:56 AM  
**To:** Contact Council  
**Subject:** 2024 Comprehensive Plan opposition and reconsideration request

Dear Snohomish County Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you,  
Sally & Scot Beahan  
Bothell, WA

**Hickey, Lisa**

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**From:** Collin Shen <collinshen123@gmail.com>  
**Sent:** Thursday, September 5, 2024 10:58 AM  
**To:** Contact Council  
**Subject:** NO to Gun Range Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Collin Shen  
Bothell WA



## Hickey, Lisa

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**From:** Marie Doyle <doyle.marie@gmail.com>  
**Sent:** Thursday, September 5, 2024 6:44 AM  
**To:** Contact Council  
**Subject:** 2024 Comprehensive Plan - zoning

Dear Council Members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Marie Cano  
Bothell resident

**Hickey, Lisa**

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**From:** mark@bigdaddy.com  
**Sent:** Thursday, September 5, 2024 8:14 AM  
**To:** Contact Council  
**Subject:** Please keep the WCW property at R-9600 single family zoning.

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Mark Champion  
Kenmore, WA

## Hickey, Lisa

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**From:** (null) nancycharter <nancycharter@frontier.com>  
**Sent:** Thursday, September 5, 2024 11:31 AM  
**To:** Contact Council  
**Subject:** Rezoning WCW Shooting Sports

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Nancy Charter  
22812 14th Place W  
Bothell, WA 98021

Sent from my iPhone

**Hickey, Lisa**

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**From:** ralph chen <rfchen@gmail.com>  
**Sent:** Thursday, September 5, 2024 11:05 PM  
**To:** Contact Council  
**Subject:** WCW Shooting Sports Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments. Plus the heavy traffic in/out at the middle of a steep slope will be very unsafe.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

With the surrounding environment and traffic congestions at I-405 and 228th St, rezoning the WCW property at 1031 228th St SW Bothell in unincorporated south county to Urban medium density is not appropriate.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Ralph Chen

## Hickey, Lisa

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**From:** rdhcoll@aol.com  
**Sent:** Thursday, September 5, 2024 9:04 PM  
**To:** Contact Council  
**Subject:** Shooting Sports and your Comprehensive plan

Dear Council members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

M. Colleen Danforth

Bothell, WA

## Hickey, Lisa

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**From:** Jim Deller <jdeller@southwestsolutions.com>  
**Sent:** Thursday, September 5, 2024 7:46 AM  
**To:** Contact Council  
**Subject:** No to WRC Property (Gun Range) Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

**This gun range has been in operation since 1945 and there are tons of toxic lead buildup in the soil. How can it be safely removed? The costs of that alone could be in the millions of dollars.**

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Jim & Linda Deller  
1708 226<sup>th</sup> PL SW  
Bothell, WA 98021

## Hickey, Lisa

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**From:** Kathleen Endres <kathleen.endres11@gmail.com>  
**Sent:** Thursday, September 5, 2024 12:23 PM  
**To:** Contact Council  
**Subject:** Help the city!

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Kathleen Endres  
Bothell

**Hickey, Lisa**

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**From:** Scott Enyeart <scott.eneart@yahoo.com>  
**Sent:** Thursday, September 5, 2024 10:37 PM  
**To:** Contact Council  
**Subject:** 2024 Comprehensive Plan

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Scott Enyeart  
Bothell Resident



## Hickey, Lisa

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**From:** Christine Grant <christined81@icloud.com>  
**Sent:** Thursday, September 5, 2024 4:22 AM  
**To:** Contact Council  
**Subject:** Rezone wcw shooting range

Dear Council members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Christine Grant & Torry Estes  
bothell, wa

Sent from my iPhone

**Hickey, Lisa**

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**From:** Shahzeb Farrukh <shahzeb55@gmail.com>  
**Sent:** Thursday, September 5, 2024 9:17 AM  
**To:** Contact Council  
**Subject:** Gun range rezone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Shahzeb Farrukh  
Bothell

**Hickey, Lisa**

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**From:** Vitaly Filimonov <vitalyf@hotmail.com>  
**Sent:** Thursday, September 5, 2024 9:29 AM  
**To:** Contact Council  
**Subject:** Re-zone of the WCW Shooting Sports 80-acre parcel

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Vitaly Filimonov  
Bothell, WA

**Hickey, Lisa**

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**From:** Frank Shen <frankshen888@gmail.com>  
**Sent:** Thursday, September 5, 2024 10:56 AM  
**To:** Contact Council

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Frank Shen  
Brier WA

**Hickey, Lisa**

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**From:** Nicole Godfrey <nicolelynnGodfrey@gmail.com>  
**Sent:** Thursday, September 5, 2024 5:26 PM  
**To:** Contact Council  
**Subject:** Opposition to the Re-Zoning of the WCW Shooting Sports parcel

Dear Council Members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

As it stands now, during certain times of the day, it is very difficult to turn into or out of my neighborhood, which is just a few blocks away from the Gun Range at 228th and 16th Ave W. The cars stopped at the Locust light completely block our road during commute times and cars zoom down 228th to make the light at other times. I can't even imagine how much worse it will get if the Gun Range is rezoned to higher density.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Nicole Godfrey  
Bothell, WA

**Hickey, Lisa**

---

**From:** Jason Gomes <jason.b.gomes@gmail.com>  
**Sent:** Thursday, September 5, 2024 12:26 PM  
**To:** Contact Council  
**Subject:** Opposed to Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Jason Gomes  
Bothell, WA

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**Jason B. Gomes**, M.A., BCBA, AAC  
Behavior Specialist / Board Certified Behavior Analyst  
*Behavior Specialists of Washington, LLC*  
(310) 770-3976  
[Jason.B.Gomes@gmail.com](mailto:Jason.B.Gomes@gmail.com)

**Hickey, Lisa**

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**From:** Andrew Grimm <[grimm.andrew@gmail.com](mailto:grimm.andrew@gmail.com)>  
**Sent:** Thursday, September 5, 2024 9:32 AM  
**To:** Contact Council  
**Subject:** Against Re-Zone of the WCW Shooting Sports 80-acre parcel

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Andrew  
Bothell, WA

--

Andrew Grimm  
[grimm.andrew@gmail.com](mailto:grimm.andrew@gmail.com)

**Hickey, Lisa**

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**From:** Marv Hierlihy <redwing05@gmail.com>  
**Sent:** Thursday, September 5, 2024 7:35 PM  
**To:** Contact Council  
**Subject:** No to Gun Range Re-Zone

omprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Marv and Jan Hierlihy



## Hickey, Lisa

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**From:** Jera Koelling <jeralynne@gmail.com>  
**Sent:** Thursday, September 5, 2024 6:21 AM  
**To:** Contact Council  
**Subject:** WCS shooting sports property

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Jera Koelling  
Bothell - Snohomish County

**Hickey, Lisa**

---

**From:** Andrew Larson <andrewlars@gmail.com>  
**Sent:** Thursday, September 5, 2024 7:44 PM  
**To:** Contact Council  
**Subject:** WCW Shooting range rezoning...

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Andrew Larson  
Your city of residence

## Hickey, Lisa

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**From:** Breanna MacGillivray <breanna.macgillivray@gmail.com>  
**Sent:** Thursday, September 5, 2024 8:38 PM  
**To:** Contact Council  
**Subject:** Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

The city of Brier will be sorely affected by traffic increases heading west to access transit centers, I-5, Alderwood Mall, and other amenities, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

Please keep the WCW property at R-9600 single family zoning.

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Y

## Hickey, Lisa

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**From:** Alaina Martin <alainakmartin@gmail.com>  
**Sent:** Thursday, September 5, 2024 6:44 AM  
**To:** Contact Council  
**Subject:** Zoning 228th

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Alaina Miller  
Bothell

## Hickey, Lisa

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**From:** Denny O'Neil <dennyoneil@msn.com>  
**Sent:** Thursday, September 5, 2024 7:50 AM  
**To:** Contact Council  
**Subject:** 228th Propsed re-zoning Plan

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

I have been a member of this immediate community for my entire life and have been living 2 blocks from the gun club on 228<sup>th</sup> since 2009. The current traffic conditions are horrible and this proposed development along with the Frueling Gravel pit development will cripple our ability to come and go safely from our homes.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, and no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Denny O'Neil  
23024 14<sup>th</sup> PI W  
Bothell WA 98021

(206) 499-2954 Mobile

**Hickey, Lisa**

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**From:** laura2817@gmail.com  
**Sent:** Thursday, September 5, 2024 12:57 PM  
**To:** Contact Council  
**Subject:** Please don't Re-zone the Kenmore Gun Range! 2024 Comprehensive Plan. Please keep what little green space we have!!!!

**Importance:** High

Dear Councilmembers,

**Please keep the WCW property at R-9600 SINGLE FAMILY ZONING!**

**PLEASE DO NOT RE-ZONE the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range to Urban Medium Density!**

**To re-zone this parcel will RADICALLY CHANGE THE CHARACTER OF THIS LAND and our COMMUNITY!!!!**

**Please don't ruin what makes us a livable, beautiful community!!!!**

The WCW property at [1031 228th St SW Bothell](#) in unincorporated south county should NOT be rezoned to Urban medium density.

*The City of Brier* will be greatly impacted by this kind of re-zoning. It changes the character of our community in so many ways:

***Traffic, Noise, Crime, Reduced Land Values.***

Apartment complexes would make us more of a ***“transient commuter community”, rather than a neighborhood for families and children.***

***Traffic, Traffic, Traffic!*** Particularly, damaging will be the huge increase in commuters who will be heading west to access transit centers, I-5, Alderwood Mall, traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway etc.

***Please conduct Impact Studies on all of the areas that will be affected by this kind of re-zone.***

***Brier is one of the gems of Snohomish County! Please don't forget us!***

In summary:

**Please keep the WCW property at R-9600 single family zoning.**

I care deeply about Snohomish County and the communities here. Thanks for making me a party of record and sending me any notifications.

Sincerely,  
Tim and Laura Pierson (laura2817@gmail.com)  
21474 26<sup>th</sup> Ave West  
Brier, WA 98036

**Hickey, Lisa**

---

**From:** Frank Shen <frankshen888@gmail.com>  
**Sent:** Thursday, September 5, 2024 10:59 AM  
**To:** Contact Council  
**Subject:** NO to Gun Range Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Frank Shen  
Brier WA



## Hickey, Lisa

---

**From:** jessica shu <jessica\_shu@yahoo.com>  
**Sent:** Thursday, September 5, 2024 10:59 AM  
**To:** Contact Council  
**Subject:** NO to Gun Range Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Jessica Shu  
Brier WA

**Hickey, Lisa**

---

**From:** Debbie Wetzel <debbieleewetzel@gmail.com>  
**Sent:** Thursday, September 5, 2024 11:09 AM  
**To:** Contact Council  
**Subject:** WCW property at 1031 228th St SW Bothell - Comp Plan Possible Rezoning

Good morning Council Members -

Please vote against rezoning the above property. Once again, just like all of the overdevelopment areas, there is no infrastructure in place and traffic and public safety concerns should come before letting developers decimate the community solely for their own profit. Snohomish County's irresponsible development is out of control and rezoning this property is just another example of the fact that our County is owned by developers, not the residents. This fact is obvious since the Master Builders and Toyer Strategies always advocate for you to do their bidding.

There is plenty of property within the UGA already zoned for high-density that must be utilized prior to destroying more urban/rural transition areas.

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I remain,  
Deborah Wetzel  
206-261-0941

**Hickey, Lisa**

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**From:** R W <ramonatutors@hotmail.com>  
**Sent:** Thursday, September 5, 2024 10:33 AM  
**To:** Contact Council  
**Subject:** Rezone of WCW property at 1031 228th street SW is inappropriate

Dear Councilmembers,

I have recently come to understand that the county plans to rezone the property of the WCW Shooting sports on 1031 228<sup>th</sup> street SW from a wooded lot of 80 acres to medium urban density. This lot is directly across from another high-density development that will be bringing substantial traffic and infrastructure strain to an area with no transit or amenities nearby. With regard to the 2024 Comprehensive Plan, **I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel**, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway. Unlike the Northpointe development on the former Fruling land across the street, the WCW property is host to a significant urban tree canopy. This canopy mitigates urban heat and pollution and functions as a climate-change buffer thereby providing a far greater value to our region than another apartment complex. As others have already written, this part of SnoCo, while ready to receive more density, should not have its local forests clear-cut completely. Smaller-scale development makes sense on the property across the street as no tree canopy of significant history exists on that parcel. This is not the same situation for the WCW property and it should not be rezoned. Please reconsider this portion of the UGM.

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Ramona Wijayratne  
Brier, WA

**Hickey, Lisa**

---

**From:** Matthew Wilson <matthewwarrenwilson@gmail.com>  
**Sent:** Thursday, September 5, 2024 8:18 AM  
**To:** Contact Council  
**Subject:** Re-zoning of WCW Property

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Matt Wilson  
Bothell, WA

**Hickey, Lisa**

---

**From:** John Bush <pbefs@yahoo.com>  
**Sent:** Friday, September 6, 2024 7:50 PM  
**To:** Contact Council  
**Subject:** NO ZONING CHANGE FOR KENMORE GUN RANGE !!!

There are four voting age people at this address.

We will vote against any person on the council who votes to change the zoning at Kenmore Gun Range.

We have very good friends who live adjacent to that property and they are rabidly against this proposal !

...JAB

John A. Bush, MCSE, CWNA  
Project Manager  
PBE Field Services  
Vendor: 56284  
425-785-3741

**Hickey, Lisa**

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**From:** Kirsten Chambers <kc4424@mac.com>  
**Sent:** Friday, September 6, 2024 12:49 PM  
**To:** Contact Council  
**Subject:** Gun range density.

Our roads cannot handle anymore expansion. Please limit this area to single family homes only! The roads are getting more and more dangerous.

**Hickey, Lisa**

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**From:** Melanie Coon <melanie.coon@outlook.com>  
**Sent:** Friday, September 6, 2024 10:55 AM  
**To:** Contact Council  
**Subject:** NO to Kenmore Gun Range Re-zoning

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but **no accurate exhaustive traffic studies have been done** to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Melanie Coon  
22603 17<sup>th</sup> Pl W  
Bothell, WA 98021

## Hickey, Lisa

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**From:** Brad Danforth <brad.danforth2@gmail.com>  
**Sent:** Friday, September 6, 2024 3:59 AM  
**To:** Contact Council  
**Subject:** Re-zoning

Dear Council members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Brad Danforth

Bothell, WA



## Hickey, Lisa

---

**From:** Svetlana Dyeryabina <svetka\_de@yahoo.com>  
**Sent:** Friday, September 6, 2024 9:18 AM  
**To:** Contact Council  
**Subject:** NO to Gun Range Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

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Thank you,  
Svitlana Dyeryabina  
(Bothell)

**Hickey, Lisa**

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**From:** dhansen@spindry.com  
**Sent:** Friday, September 6, 2024 4:16 PM  
**To:** Contact Council  
**Subject:** RE: Snohomish County 2024 Comprehensive Plan

Councilmembers,

Regarding the re-zone of the WCW Shooting Sports 80-acre parcel (previously known as Kenmore Gun Range): Please keep the WCW property at R-9600 single family zoning.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but as homeowners within half a mile of the proposed rezoning, we urge you to reconsider this portion of the Urban Growth Management decisions.

In addition to the fact that the property is designated as a wildlife preserve, the re-zoning of the WCW property at 1031 228<sup>th</sup> St SW Bothell in unincorporated South Snohomish County is not appropriate for re-zoning to Urban medium density. The state limits of LOS (level of service) traffic for waiting at stop lights at Meridian and 228<sup>th</sup> and 228<sup>th</sup> and Bothell Everett Highway have already been exceeded.

The traffic corner of 228<sup>th</sup> and Locust Way has seen enough new construction and development along both roads. This excessively busy traffic corner was assessed in 2022 as having more than 10,000 vehicles per day drive through this intersection. It's a noise nuisance and collision corner. Recent revisions to traffic control on 228<sup>th</sup> at Meridian have caused back-ups all the way to Locust Way even during non-rush hours.

No accurate exhaustive traffic studies have been done to consider impacts on all adjacent areas and the taxpayers living here. Not just Bothell, but Brier, Mountlake Terrace, and Lynnwood will be affected by the increased traffic heading west to access transit centers, I-5, Alderwood Mall, and other amenities.

The impact of rezoning and more construction is diverse. In addition to increased traffic burden, concerns include lack of public transit, hazardous waste, public safety for an area with excessive population, schools impact, and instability for endangered species.

The WCW property at 1031 228<sup>th</sup> St SW Bothell is not an appropriate site for urban medium density development.

Please make me a party of record, so I receive future notifications of decisions.

I appreciate your consideration.

Sincerely,  
Donna Hansen  
Bothell

## Hickey, Lisa

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**From:** Phil Kane <pkane@spindry.com>  
**Sent:** Friday, September 6, 2024 7:40 PM  
**To:** Contact Council  
**Subject:** Snohomish County 2024 Comprehensive Plan

Councilmembers,

Regarding the re-zone of the WCW Shooting Sports 80-acre parcel (previously known as Kenmore Gun Range): Please keep the WCW property at R-9600 single family zoning.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but as homeowners within half a mile of the proposed rezoning, we urge you to reconsider this portion of the Urban Growth Management decisions.

In addition to the fact that the property is designated as a wildlife preserve, the re-zoning of the WCW property at 1031 228<sup>th</sup> St SW Bothell in unincorporated South Snohomish County is not appropriate for re-zoning to Urban medium density. The state limits of LOS (level of service) traffic for waiting at stop lights at Meridian and 228<sup>th</sup> and 228<sup>th</sup> and Bothell Everett Highway have already been exceeded.

The traffic corner of 228<sup>th</sup> and Locust Way has seen enough new construction and development along both roads. This excessively busy traffic corner was assessed in 2022 as having more than 10,000 vehicles per day drive through this intersection. It's a noise nuisance and collision corner. Recent revisions to traffic control on 228<sup>th</sup> at Meridian have caused back-ups all the way to Locust Way even during non-rush hours.

No accurate exhaustive traffic studies have been done to consider impacts on all adjacent areas and the taxpayers living here. Not just Bothell, but Brier, Mountlake Terrace, and Lynnwood will be affected by the increased traffic heading west to access transit centers, I-5, Alderwood Mall, and other amenities.

The impact of rezoning and more construction is diverse. In addition to increased traffic burden, concerns include lack of public transit, hazardous waste, public safety for an area with excessive population, schools impact, and instability for endangered species.

The WCW property at 1031 228<sup>th</sup> St SW Bothell is not an appropriate site for urban medium density development.

Please make me a party of record, so I receive future notifications of decisions.

I appreciate your consideration.

Sincerely,

Phil Kane

Bothell

## Hickey, Lisa

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**From:** Dani Larson <danill@comcast.net>  
**Sent:** Friday, September 6, 2024 9:04 AM  
**To:** Contact Council  
**Cc:** Dani Larson  
**Subject:** Re-Zone WCW 80-acre parcel

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SWBothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Dani Larson  
Bothell WA

Sent from my iPhone

## Hickey, Lisa

---

**From:** rpruczinski@aol.com  
**Sent:** Friday, September 6, 2024 5:20 PM  
**To:** Contact Council  
**Subject:** Kenmore Gun Range Property - future zoning

To all of the Snohomish County Council,

Please do not up zone this piece of property if and when it is sold. You have already approved X number of apartments on the south side of 228 Street (Fruling property). This property should be zoned for single family residential ONLY. Actually the gun range should be there for many years to come.

You don't seem to realize the snowball effect putting all of this higher density zoning has on the surrounding area. Our roads have not been upgraded for some time but yet you continue to add more and more congestion without improving infrastructure.

A good case in point is Atlas/Barker Road that goes from the southeast corner where Brier city limits ends by tennis courts (All View Heights) down to Locust. I have driven this road since I got my driver's license and I am now 78 years of age and it basically has not changed however Snohomish County (it is unincorporated property) has allowed at least 100 houses to be built all without improving the existing roads.

All of this zoning for multiple units is not in the best interest of the people living in this area however it certainly seems to be in the BEST INTERESTS OF DEVELOPERS.

Please give this some serious thought before you cast a vote. Jared Mead, I would appreciate a personal response from you on this matter - not your admin, and congrats on the new addition to your family.

Hopefully the Kenmore Gun Range will be here for at least the next 50 years just the way it is. We need land without housing on it as well.

Thank you,

Rita Pruczinski  
3427 Alaska Road  
Brier, WA 98036  
(425) 483-9890

## Hickey, Lisa

---

**From:** Gui S <zhalzinho@gmail.com>  
**Sent:** Friday, September 6, 2024 12:10 PM  
**To:** Contact Council; savebothell@outlook.com  
**Subject:** NO to Gun Range Re-zone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Guilherme Silva  
Bothell, WA 98021

## Hickey, Lisa

---

**From:** Margo Weiss <margow2810@gmail.com>  
**Sent:** Friday, September 6, 2024 8:38 AM  
**To:** Contact Council; Margo Weiss  
**Subject:** 2024 Comprehensive Plan

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Sincerely,

Margo Weiss  
Bothell, WA 98021

## Hickey, Lisa

---

**From:** Titcomb, Sarah  
**Sent:** Friday, September 6, 2024 2:13 PM  
**To:** Ed Wendling  
**Cc:** Hickey, Lisa  
**Subject:** RE: Potential UGA Expansions - Snohomish County

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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 11<sup>th</sup>. They can be reached directly by emailing [Contact.Council@co.snohomish.wa.us](mailto: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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Ed Wendling <[ewendling@windermere.com](mailto:ewendling@windermere.com)>  
**Sent:** Friday, September 6, 2024 2:02 PM  
**To:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto: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.

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](mailto: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 30<sup>th</sup> 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 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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Ed Wendling <[ewendling@windermere.com](mailto:ewendling@windermere.com)>  
**Sent:** Friday, April 26, 2024 3:26 PM

**To:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto: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

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**From:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto:Sarah.Titcomb@co.snohomish.wa.us)>

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

**To:** Ed Wendling <[ewendling@windermere.com](mailto: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 43<sup>rd</sup> and 45<sup>th</sup> 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 43<sup>rd</sup> 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 6<sup>th</sup>, and two in person public meetings are scheduled to discuss and comment on the DEIS on

September 12<sup>th</sup> from 5 – 8pm at the PUD offices in Everett, and September 23<sup>rd</sup> 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](mailto:Sarah.Titcomb@snoco.org)

she/her/hers

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## Hickey, Lisa

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**From:** Jen Winckler <jenwinckler@gmail.com>  
**Sent:** Friday, September 6, 2024 8:55 AM  
**To:** Contact Council  
**Subject:** concerning rezone of WCW shooting sports for comprehensive plan

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am **opposed** to the rezone of the WCW property at 1031 228th St SW Bothell in unincorporated south county (WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range). It is not appropriate for rezoning to Urban medium density. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway, and the apartments planned for the other side of 228th have not even gone in yet.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas. To my recollection, a through street on 14th Ave W was already deemed not possible for environmental concerns with surrounding streams and wildlife corridors.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

I know you have spent a lot of time on the 2024 Comprehensive Plan, but urge you to reconsider this portion of the Urban Growth Management decisions. While I agree, more housing is needed, the infrastructure also needs to be adjusted to support it.

**Please keep the WCW property at R-9600 single family zoning.**

Thank you.

Sincerely,  
Jen Winckler  
Unincorporated Snohomish County (Lynnwood/Brier border)

## Hickey, Lisa

---

**From:** Adawna Windom <adawna.windom@gmail.com>  
**Sent:** Friday, September 6, 2024 3:21 PM  
**To:** Contact Council  
**Cc:** Joan Thomas  
**Subject:** Rezoning of WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range

Dear councilmembers

I have written previously with regard to the 2024 Comprehensive Plan. I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel formerly known as the Kenmore Gun Range. Besides the impact on our roads and transportation systems, it will have an impact on the environment.

Our property is on a cul-de-sac that abuts the property in question. When there is heavy rain, the underground streams in the area swell. Without the passive drainage system we installed in our crawlspace, our crawlspace would flood. There are wetlands in the area as well as in the WCW Shooting Sports parcel that also help to absorb the rain and protect the streams in the area. If apartments are built in the area, the concrete and asphalt that would replace the wetlands and grounds would negate the ability of the environment to absorb the rain water. It would create a lot of runoff that would go from the storm drains into Swamp Creek. That run off would contain pollutants from the asphalt parking lots created by the cars that park in those areas. I believe our goal is to protect the salmon in Swamp Creek as much as possible. A single family zoning maintains green areas and also creates less pollutants.

I hope the Snohomish County Council will take the environment into consideration. I am aware that we need more housing in the county but we have to be mindful of the impact of that housing on the environment when we are creating a comprehensive zoning plan.

Thank you ,  
Adawna Windom  
Bothell, WA (unincorporated Snohomish County)

**Hickey, Lisa**

---

**From:** Steve DeLoach <sdeloach67@gmail.com>  
**Sent:** Saturday, September 7, 2024 1:32 PM  
**To:** Contact Council  
**Subject:** WCW Gun Range Rezoning

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SWBothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Steven B. DeLoach  
Bothell  
Sent from my iPhone

## Hickey, Lisa

---

**From:** Steve <homer\_2214@yahoo.com>  
**Sent:** Saturday, September 7, 2024 10:41 AM  
**To:** Contact Council  
**Subject:** WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Steven DeLoach  
Bothell, WA

Sent from my iPad

## Hickey, Lisa

---

**From:** kingco2004 <kingco2004@aol.com>  
**Sent:** Saturday, September 7, 2024 7:18 AM  
**To:** Contact Council  
**Subject:** NO to Gun Range Re-zone

To Snohomish County Council:

September 6, 2024

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stoplights at Meridian and 228th and 228th and Bothell-Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW, Bothell, in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family housing.**

Please make me a party of record, so I receive further notifications of decisions.

Thank you.

Sincerely,

*Diane Hansen*  
714 228th St SW  
Bothell, Washington  
Kingco2004@aol.com



## Hickey, Lisa

---

**From:** Amy Jo <nurseamy4@gmail.com>  
**Sent:** Saturday, September 7, 2024 7:24 AM  
**To:** Contact Council  
**Subject:** WCW Shooting Sports opposed to rezoning

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Amy Helgoe  
Resident of Snohomish county

## Hickey, Lisa

---

**From:** Elizabeth Hinkofer <elizabethhinkofer@gmail.com>  
**Sent:** Saturday, September 7, 2024 7:24 PM  
**To:** Contact Council  
**Subject:** NO to Gun Range Re-zone

Dear Council members,

I am adding my response below to others I am sure you have received from my neighbors. Our community is already going to be adversely affected by the complex slated to be built on the old Fruhling site off 228th St.SW and now we find out that the old Kenmore Gun Range may be re-zoned to accommodate multi family units in addition to 500 planned across the street in the Fruhling site. Please do allow this.

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Elizabeth Hinkofer  
Bothell

---

## Hickey, Lisa

---

**From:** Rien Kim <rien.kim@gmail.com>  
**Sent:** Saturday, September 7, 2024 8:32 PM  
**To:** Contact Council  
**Subject:** Please keep the WCW property at R-9600 single family zoning

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at [1031 228th St SW Bothell](#) in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Rien Kim  
bothell, wa

**Hickey, Lisa**

---

**From:** dennis hill <dennishill229@gmail.com>  
**Sent:** Sunday, September 8, 2024 8:39 AM  
**To:** Contact Council  
**Cc:** Mead, Jared  
**Subject:** 2024 Comprehensive Plan re-zone of WCW Shooting Sports

Dear Councilmembers,

Regarding the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel on 228th. in the Bothell Brier area. We have lived in the area for almost 40 years and have seen the single family housing grow to cover most of the swamp creek valley. This has provided affordable homes for families of normal middle class incomes. The current density allows small yards for children and pets to play and does not seem to have the detrimental impact of stream flow and protection of Salmon habitat that has been seen with higher densities.

The traffic in the area has grown significantly and has reached the point where there are significant back ups daily as 228<sup>th</sup> has about reached the limit. The property in question is not served by transit and with the slightest snow fall 228th, the only access to this property is closed. the immediate surrounding neighborhoods will be sorely affected by Increased traffic.

My family and I urge you to reconsider this part of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

Please keep the WCW property at R-9600 single family zoning.

**Please make me a party of record, so I receive future notifications.**

On behalf of the 9 voters in our family still residing in the area, I thank you for your consideration.

Dennis Hill  
Brier, wa.

**Hickey, Lisa**

---

**From:** megan <mflarson@hotmail.com>  
**Sent:** Sunday, September 8, 2024 7:44 PM  
**To:** Contact Council  
**Subject:** failing to plan is planning to fail

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Megan Larson  
Bothell, Wa

**Hickey, Lisa**

---

**From:** Nancy Goodridge <nancg9@gmail.com>  
**Sent:** Sunday, September 8, 2024 8:55 AM  
**To:** Contact Council  
**Subject:** WCW Shooting Range REZONE

Dear Councilmembers,

I'm writing as a 21 year resident in unincorporated area of Bothell near the WCW Shooting range. With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

**I live off of 14th Ave. W. and have already seen significant wait times just to turn the corner onto 228th from Locust Way and vice versa.**

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Thank you for taking the time to read my concerns! Please make me a party of record, so I receive future notifications of decisions.

Best regards,

Nancy Goodridge  
[nancg9@gmail.com](mailto:nancg9@gmail.com)

**Hickey, Lisa**

---

**From:** Cheryl Hadeen <cheryl.hadeen@me.com>  
**Sent:** Sunday, September 8, 2024 10:50 AM  
**To:** Contact Council  
**Subject:** Keep it a gun range

Sent from my iPhone

## Hickey, Lisa

---

**From:** jack.hall11@gmail.com  
**Sent:** Sunday, September 8, 2024 12:25 PM  
**To:** Contact Council  
**Cc:** GailandJack02@gmail.com  
**Subject:** Re-Zoning of the WCW Property at 1031 228th SW Bothell

Dear Council members,

I am writing you to express my opposition to the re-zoning of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. As a resident of this area for more than 30 years, I am acutely aware of the traffic increases and not surprised to hear we are exceeding state limits for LOS (level of service) wait times on two nearby intersections: 1) 228<sup>th</sup> and Meridian 2) 228<sup>th</sup> and the Bothell Everett Highway.

Re-zoning the 80-acre Kenmore Gun Run will certainly increase traffic in the surrounding neighborhoods, yet I am not aware of any accurate comprehensive traffic studies for the area so taxpayers can see the impact and access the County plans for mitigation.

In addition, there are no transit or available amenities nearby, as required in the UGA for medium density developments.

I know the 2024 Comprehensive Plan is complex with multiple demands, but I urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

In addition, please make me a party of record, so I receive future notifications of decisions.



**Jack Hall**

World Renown Mole Catcher

**Mobile:** 206.550.7057

**Email:** jack.hall11@gmail.com

1710 226<sup>th</sup> Place SW, Bothell, WA 98021



## Hickey, Lisa

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**From:** trish <hurlingcat@earthlink.net>  
**Sent:** Sunday, September 8, 2024 3:05 PM  
**To:** Contact Council  
**Subject:** Fw: no to gun range re zoning

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

From: trish <hurlingcat@earthlink.net>  
Sent: Sep 8, 2024 3:03 PM  
To: <council@snoco.org>  
Subject: no to gun range re zoning

Dear Council members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

Please keep the WCW property at R-9600 single family zoning.

Please make me a party of record, so I receive future notifications of decisions.

Bothell has sold its soul and is only interested in big money.

I moved to Bothell 19 years ago because it was a city that believed in large property , slow growth.

but now its show me the money and apartments can be built while turner your head to what is right.

the city doesn't care about the residents, pollution, zoning, traffic, we do not want apartments in the area of 228th near the gun range, this is single family home area.

so out of touch. but thank you for reading, Trisha Hebert former resident of Bothell of 19 years.... but still care about it. I loved living there.

SAVE BOTHELL

## Hickey, Lisa

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**From:** Ann Mohageri <annemohageri@icloud.com>  
**Sent:** Sunday, September 8, 2024 8:21 AM  
**To:** Contact Council  
**Subject:** WCW Rezoning Opposition

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SWBothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.  
Ann Mohageri  
Bothell WA

**Hickey, Lisa**

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**From:** richardwp@comcast.net  
**Sent:** Sunday, September 8, 2024 1:42 PM  
**To:** Contact Council  
**Subject:** Kenmore Gun Range Re-zoning

I am writing to express my opposition to the re-zoning of the Kenmore Gun Range on 228th to urban medium density. The traffic levels on 228<sup>th</sup> are already intolerable and exceed state limits on LOS (level of service) traffic in regards to wait times at Meridian and Bothell-Everett highway. No transit or available amenities are located near the site which is a requirement in the UGA for medium density developments.

This area is also nowhere near retail businesses and it is entirely inappropriate to locate large medium density projects in our neighborhood. The gun range property must remain zoned for single family housing. Thank you.

Rich and Coral Powers  
702 228<sup>th</sup> St. SW, #203  
Bothell,

**Hickey, Lisa**

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**From:** Cindy Eaton <cindyeaton@comcast.net>  
**Sent:** Monday, September 9, 2024 6:29 AM  
**To:** Contact Council  
**Subject:** Development of 228th St SW

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SWBothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Sincerely,  
Cynthia Eaton  
23505 8th Pl W  
Bothell 98021

**Hickey, Lisa**

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**From:** ellie <ellie1anderson@gmail.com>  
**Sent:** Monday, September 9, 2024 3:52 PM  
**To:** Contact Council  
**Subject:** RE: rezone of trees

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan,

I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

The city of Brier will be sorely affected by traffic increases heading west to access transit centers, I-5, Alderwood Mall, and other amenities, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County and our city.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Eleanor Anderson  
City of Brier resident

**Hickey, Lisa**

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**From:** Tiffany Austin <austin.tiffany@gmail.com>  
**Sent:** Monday, September 9, 2024 3:40 PM  
**To:** Contact Council  
**Subject:** Halt your ill informed and incomplete rezone of WCW property in Bothell- serious negative impacts

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway. With no additional planning to support transit, transportation or other county services offered to support this massive expansion, this action is ill planned.

The city of Brier will be sorely affected by traffic increases heading west to access transit centers, I-5, Alderwood Mall, and other amenities, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions until a cohesive and unified plan is put forth.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Tiffany Austin  
Brier Washington

## Hickey, Lisa

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**From:** Elizabeth Bell <ebell8500@gmail.com>  
**Sent:** Monday, September 9, 2024 3:23 AM  
**To:** Contact Council  
**Subject:** Gun range rezone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SWBothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Thank you,  
Elizabeth Bell  
Brier

Please make me a party of record so I receive future notifications.

**Hickey, Lisa**

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**From:** Ronald Borland <rrborland@gmail.com>  
**Sent:** Monday, September 9, 2024 3:40 PM  
**To:** Contact Council  
**Subject:** Rezone WCW Shooting Sports

Sent from my iPhone

Dear Councilmembers:

Please oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

The rezone and subsequent development of the area will adversely affect our lives and property. In fact, the whole manner in which this has been handled reeks of back.room deals and kickbacks and you're leaving me and my neighbors hung out to dry. This rezoning and development is simply the wrong action in the wrong place at the wrong time. The area is already being destroyed by traffic, overpopulation, and poorly planned and executed development. This will be the coup de grace I plead with you to do the right thing for the constituents you represent and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Please make me a party of record so I receive future notifications.

Thank you,

Ronald Borland  
Bothell



## Hickey, Lisa

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**From:** Sandy & Erik Brodahl <brodahl.ramos@gmail.com>  
**Sent:** Monday, September 9, 2024 11:38 PM  
**To:** Contact Council  
**Subject:** Rezoning - 2024 Comprehensive Plan

Dear Councilmembers:

I am writing to request that you oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, located at 1031 228th St. SW, Bothell, which is scheduled for a vote this Wednesday.

My concerns are centered around the significant increase in dense housing along this corridor and the lack of consideration for its impact on already congested traffic and overpopulated schools, particularly with the large apartment complex being developed at the Fruhling site. Traffic on 228th Street is already heavily congested.

I urge you to prioritize the needs of the residents who live in these neighborhoods, rather than catering to developers seeking financial gains from the rezone. Please consider removing this property from the 2024 Comprehensive Plan. While I acknowledge the need for more housing, it should be developed in areas where infrastructure can support it, such as regions not burdened by overcrowded schools, such as Frank Love Elementary, where my three kids attend/will attend and which accommodates more than 50% of its students in portable classrooms (with barely any green space), and single-lane roads that are essential for our access to work and other destinations.

We are already facing challenges with the Fruhling site development, and it is concerning that this rezone could set a precedent for unchecked development at the expense of existing neighborhoods, all in the name of affordable housing growth.

Please keep the WCW property designated as R-9600 zoning. One major development in this area, without adequate infrastructure, is more than sufficient, we can't handle more.

Thank you for your attention to this matter.

--

Sandy and Erik Brodahl  
Bothell

**Hickey, Lisa**

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**From:** Carolynne Bryant-Dowdy <c.bryant-dowdy@comcast.net>  
**Sent:** Monday, September 9, 2024 9:30 PM  
**To:** Contact Council  
**Subject:** Re-Zone of the WCW Shooting Sports/Kenmore Gun Range

Dear Councilmembers,

I am asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW. You are voting on this issue tomorrow, Wednesday September 10th.

I know many backdoor deals are being considered in this re-zone and I'm asking you to seriously consider doing the right thing for the constituents you represent. PLEASE REMOVE THIS PROPERTY FROM THE OVERALL 2024 COMPREHENSIVE PLAN AND KEEP THE WCW PROPERTY ZONED AS R-9600.

Please make me a party of record so I receive future notifications.

Thank you,

Carolynne Bryant-Dowdy  
Bothell, WA

## Hickey, Lisa

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**From:** John Bush <pbefs@yahoo.com>  
**Sent:** Monday, September 9, 2024 3:57 PM  
**To:** Contact Council  
**Subject:** No on Rezone of Kenmore Gun Range

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning. And, please make me a party of record so I receive future notifications.

...JAB

John A. Bush, MCSE, CWNA

22631 12th Place West  
Bothell, WA 98021

425-785-3741

## Hickey, Lisa

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**From:** Scott Chapman <Scott.Chapman@lewisbuilds.com>  
**Sent:** Monday, September 9, 2024 5:14 PM  
**To:** Contact Council  
**Cc:** Ray Liaw; Thaddaeus J. Gregory  
**Subject:** Public Comment Letter for Sept. 11th Public Hearing Continuation on 2024 Comprehensive Plan Updates  
**Attachments:** Lewis Letter to Council 24-09-09 Final.pdf

Please see attached for our Comment letter to be submitted for consideration for Councilmembers for the referenced public 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](http://lewisbuilds.com)

*Date September 9<sup>th</sup>, 2024*

**RE: Ordinance 24-027 –  
Comprehensive Plan 2024  
Docket Item SW10**

**Snohomish County Council**  
3000 Rockefeller  
8<sup>th</sup> Floor Drewel Building  
Everett, WA 98201

Dear Councilmembers,

On behalf of Lease Crutcher Lewis (“**Lewis**”), thank you for your hard work and leadership during this 2024 Comprehensive Plan update. Several Lewis employees attended the recent Council meetings and provided testimony on the detrimental impacts of losing fourteen acres of industrial zoned lands (“**Property**”) adjacent to our operations yard in the Mill Creek Municipal Urban Growth Area. We also provide these written comments to ask that you reject Ordinance 24-027, Comprehensive Plan Docket Item SW10.

Lewis has worked hard to build our operations yard within this south Snohomish County community. We recently invested over \$1,500,000 to sustain long-term use of the yard and would like to further grow this component of our business should additional industrial land become available. However, elimination of the County’s critical industrial land base makes further investments challenging for both Lewis and the many other current and prospective industrial businesses in the County.

Lewis urges the Council to disregard unfair attacks and mischaracterizations of our concerns recently made by the Ordinance’s sole proponent. We ask that you consider the following before voting on Ordinance 24-027:

**1. Redesignation to Urban Center zoning eliminates viable industrial development opportunities and conflicts with applicable Comprehensive Plan Policies.**

Ordinance 24-027 would eliminate viable opportunities for industrial businesses within an active industrial area along Bothell-Everett Highway. The area surrounding the Property is currently occupied by Lewis’s operations yard, the new North Creek Commerce Center, a concrete plant, and many other light industrial uses. Redesignating the Property to Urban Center prohibits new industrial businesses from developing on the Property and forecloses existing industrial businesses, such as Lewis, from growth or expansion on that site.

Ordinance 24-027 is inconsistent with multiple goals and policies in the current Comprehensive Plan, which govern the Council’s consideration of this ordinance. Even if the proposed changes to the Comprehensive Plan goals did apply, those changes do not support the County eliminating industrial zoning designation from an active industrial area. To the contrary, Countywide Planning Policy DP-42 states:

*The County and cities should conserve designated industrial land for future industries and related jobs by:*

- a. Protecting industrial land from encroachment by incompatible uses and development on adjacent land;*
- b. Discouraging non-industrial uses on industrial land unless such uses support and enhance existing industrial land uses; and*
- c. Discouraging conversion of industrial land to other land use designations unless it can be demonstrated that a specific site is not suitable for industrial land uses.*

Not only is the Property abutted by industrial and other compatible businesses and uses within the light industrial zone, the record demonstrates this site is both highly suitable for industrial uses and actively attracting new industrial development. Nearby to this portion of the Mill Creek MUGA, Panattoni Development is currently building the North Creek Commerce Center as an industrial center immediately south of Lewis's operations yard and the Property. And as included in the Council packet for Ordinance 24-027, Dermody Properties, another industrial developer, has expressed current interest in purchasing the Property.

Consistent with CPP DP-42, the County should conserve the industrial zoning of this Property for future industries and jobs by not adopting Ordinance 24-027.

**2. Redesignation to Urban Center increases land use incompatibilities for Lewis and other established industrial businesses.**

Ordinance 24-027 wholly substitutes industrial uses along this industrial stretch of Bothell-Everett Highway for multifamily uses. Residential uses are not allowed in the County's industrial zones for good reason: they are frequently incompatible with industrial uses. The incompatibility is recognized in the County's development standards. For example, industrial development must include a 25-foot setback from residential/multifamily zones. In contrast, no setback requirement is imposed on new multifamily uses introduced adjacent to existing industrial zones.

As several of our employees testified at the public hearing, Lewis is very concerned about the potential for new conflicts arising from multifamily development on the Property. Residential uses are not currently allowed or otherwise developed on the Property, nor on any of the properties immediately to the north or south. Compared to other commercial businesses surrounding our operations, such as the adjacent fitness center or nearby fast-food restaurant, residential uses are far more likely to be sensitive to sound, lighting, and visual impacts from our operations.

Lewis's operations currently abut a single-family residence to the west, and as such, we have taken great care to abide by the required setback and buffer impacts from our operations. Cognizant of the conflicts that can occur where industrial uses are adjacent to homes, we have worked hard to foster an enduring positive relationship with our residential neighbor. However, adding multifamily uses via Urban Center zoning north of our site adds both physical constraints and pressure to our operations, jeopardizing the significant investments we are currently making to our business.

**3. Concentrating industrial lands within two manufacturing and industrial areas is inadequate to serve the industrial needs of the County.**

Proximity is key to the success of Lewis' operations in Snohomish County. Our location along Bothell Everett Highway allows our employees to live locally, offers the ability to use transit to commute to work, and drastically cuts down on work time by providing immediate access to highways which connect to our customer base. These factors also help Lewis decrease greenhouse gas emissions by limiting commute times and the distance our trucks are required to travel.

If all future industrial uses become siloed in the County's two designated manufacturing and industrial centers, which lay further away from key eastside transportation networks and mass transit, the County's smaller light industrial businesses and their workers suffer: worker commute times rise, living locally becomes a challenge, accessible mass transit is highly limited, and businesses' ability to curtail greenhouse gas emissions by decreasing travel distances to jobs becomes all but impossible. Additionally, the County needs a diverse industrial land base to achieve its economic development goals, which include avoiding pricing industrial and commercial development out of this market.

Lewis knows firsthand that the demand for industrial lands far exceeds the current available number of industrial-zoned properties. Ordinance 24-027 would exacerbate this problem by eliminating the already inadequate amount of industrial land.

**4. The County can meet its housing and job growth targets without compromising industrial lands.**

While supporting economic development by retaining industrial land is an important goal for Snohomish County, we understand the County has a vast number of goals, including increasing dwelling unit production numbers near high-capacity transit. We also understand that housing near high-capacity transit need not come at the expense of the County's critical industrial land.

Converting the Property from industrial to UC zoning under Ordinance 24-027 is not necessary to meet County housing goals. County staff indicated during recent Committee meetings that Council can shift dwelling unit production obtained from rezoning the Property to other municipal urban growth areas near high-capacity transit. In short, Council does not need to choose between Comprehensive Plan goals of protecting industrial land and providing sufficient housing – both are simultaneously attainable. We are grateful for the County's work to find alternative approaches which would allow for these mutually beneficial goals to be met.

Lewis looks forward to further investing and growing its business in Snohomish County. We ask the County to likewise invest in its industrial businesses and workers by retaining its longstanding industrial lands and rejecting Ordinance 24-027.

Sincerely,



**Bart D. Ricketts**  
CEO

**Hickey, Lisa**

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**From:** Amy Demoulin <aldemoulin@gmail.com>  
**Sent:** Monday, September 9, 2024 11:27 AM  
**To:** Contact Council  
**Subject:** Please keep the WCW property at R-9600 single family zoning!

Dear Councilmembers:

As a 13 year resident of Snohomish County, I am writing this to encourage you to vote to stop the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell when you vote this Wednesday. There is already too much traffic and taxed emergency and other services. This area can't handle more dense apartment complexes--as schools, medical care and busing are inadequate for more population influx.

Please do what is right and remove this property from the overall 2024 Comprehensive Plan and continue current zoning plans for single family homes.

\*Please keep the WCW property as R-9600 zoning.\*

Thank you,  
Amy Demoulin  
Everett



**Hickey, Lisa**

---

**From:** JAMES DIEBLING <renofive@comcast.net>  
**Sent:** Monday, September 9, 2024 6:58 PM  
**To:** Contact Council  
**Subject:** WCW property re-zoning

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County. I have requested traffic abatements be put on 14th and nothing has changed.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

The traffic on 228th in the evening and morning commutes is horrendous. Trying to drive over 228th into canyon park is a dangerous stretch with cars trying to pass on the right side with a right turn only option at Meridian. I have asked to meet council members in this area to talk about what could be done to slow the traffic down in this area.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

The volume of cars you are adding to our community is not acceptable.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

James Diebling

14th pl w

Bothell

**Hickey, Lisa**

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**From:** Endres, John <JEndres@kilroyrealty.com>  
**Sent:** Monday, September 9, 2024 8:11 AM  
**To:** Contact Council  
**Subject:** County Council about Gun Range re-zone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, [1031 228th St. SW Bothell](#), that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Thank you,  
John Endres  
Bothell

Please make me a party of record so I receive future notifications.

## Hickey, Lisa

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**From:** Josephine Fodge <josephine.fodge@gmail.com>  
**Sent:** Monday, September 9, 2024 9:00 AM  
**To:** Contact Council  
**Subject:** WCW/Kenmore Gun Range re-zone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, [1031 228th St. SW Bothell](#), that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Thank you,  
Josephine Fodge  
Bothell, WA

Please make me a party of record so I receive future notifications.

## Hickey, Lisa

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**From:** Patty Guinn <pmcdguinn@gmail.com>  
**Sent:** Monday, September 9, 2024 10:47 PM  
**To:** Contact Council  
**Subject:** WCW/Kenmore Gun Range re-zone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

There are many things that need to be taken into consideration before the step of re-zoning this property is voted on. First to consider is the impact of the traffic that would occur if this property is re-zoned. There is no public transportation available on 228th St SW. The volume of cars that would be added to the current infrastructure would be significant. The hill beneath the pavement on the west side of 228th is not stable and washes out frequently causing the road to be closed for repaving. The addition of more vehicles to this unstable road would only exacerbate this issue. The additional number of vehicles would also impact many of the roads in Kenmore due to the fact that the Bothell Everett highway is experiencing increased volumes of traffic. Impatient drivers use the major North South roads in Kenmore as conduits to avoid driving on the Bothell Everett highway. The roads impacted the most by these drivers looking for an alternative for the Bothell Everett highway are 61st Ave NE/Locust Way, 68th Ave NE/202nd St, 73rd Ave NE/204th St and 80th Ave NE/ Meridian Ave. All of these streets act as feeder streets to get drivers to 228th ST SW so they are very heavily used by commuters increasing the number of vehicles, the speed being driven and lowering the safety of pedestrians, bicycle riders and runners. One of those streets, 68th Ave NE in Kenmore has been straightened and widened in the Walkways to Waterways program in Kenmore and is now an thoroughfare for constant speeding of cars and motorcycles making it unsafe for Kenmore residents all to avoid the traffic on the Bothell Everett highway

Second to consider is the impact of the increased water runoff from the hill on 228th St SW. The development of the Fruhling site and the WCW Shooting Sports/Kenmore Gun Range would cause increased runoff that would drain into Swamp Creek. The chemicals leeching out of the hill into the runoff from the old Fruhling site would increase with the runoff from developing the WCW Shooting Sports/Kenmore Gun Range. All of this runoff flows into Swamp Creek and the Lake Washington estuary located downstream. Currently Swamp Creek fills and overflows causing flooding in Kenmore due to the increased development occurring in South Snohomish County. Snohomish County doesn't have to deal with the impacts of downstream flooding occurring in King County. Kenmore and Lake Washington need to be considered and included in any development plans occurring on 228th St SW going forward.

Third to consider is that Snohomish County should make an investment now and hold the WCW Shooting Sports/Kenmore Gun Range land in preparation for a future with no more open and undeveloped land. You should look at the example of Lake Forest Park who has invested in purchasing land across from Grace Cole Park In Lake Forest as a legacy for the future. They have purchased land that will be held and not developed for the future.

Your decisions and development plans affect communities far outside of your jurisdiction and beyond your county lines. Please keep that in mind while you are considering how to develop 228th St SW in Bothell.

Please keep the WCW property as R-9600 zoning.

Thank you,

Patty & Dave Guinn  
Kenmore, WA

Please make me a party of record so I receive future notifications.

**Hickey, Lisa**

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**From:** roger hansen <rwh547@aol.com>  
**Sent:** Monday, September 9, 2024 1:16 PM  
**To:** Contact Council  
**Subject:** NO to Gun Rang Re-Zone

To Snohomish County Council:

September 8, 2024

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stoplights at Meridian and 228th and 228th and Bothell-Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW, Bothell, in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family housing.**

Please make me a party of record, so I receive further notifications of decisions.

Thank you.

Sincerely,

Roger Hansen  
714 228th St SW  
Bothell, Washington  
rwh547@aol.com

## Hickey, Lisa

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**From:** Laurie Higginbotham <lhigg94@yahoo.com>  
**Sent:** Monday, September 9, 2024 2:21 PM  
**To:** Contact Council  
**Subject:** WCW Kenmore Gun Range

[Sent from Yahoo Mail for :](#)

Dear Councilmembers

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Thank you,  
Laurie Higginbotham  
Bothell WA 98021

## Hickey, Lisa

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**From:** Chad Hoynacki <cdhdigital@yahoo.com>  
**Sent:** Monday, September 9, 2024 7:58 AM  
**To:** Contact Council  
**Subject:** WCW Shooting Sports/Kenmore Gun Range

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

We realize many un-publicized deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

I request that you please keep the WCW property as R-9600 zoning.

Please make me a party of record so I receive future notifications.

Thank you,

Chad Hoynacki  
[cdhdigital@yahoo.com](mailto:cdhdigital@yahoo.com)



## Hickey, Lisa

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**From:** Nancy Lemieux <leminl1@comcast.net>  
**Sent:** Monday, September 9, 2024 9:36 AM  
**To:** Contact Council  
**Subject:** WCW/Kenmore Gun Range re-zone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Thank you,

Please make me a party of record so I receive future notifications.

Nancy Lemieux  
Bothell Wa  
Sent from my iPhone

## Hickey, Lisa

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**From:** Jason Marsh <contactjmarsh@hotmail.com>  
**Sent:** Monday, September 9, 2024 9:06 AM  
**To:** Contact Council  
**Cc:** Joan Thomas  
**Subject:** RE: WCW Property Re-Zoning

Dear Councilmembers,

I am writing to urge you to oppose the re-zoning of the WCW Shooting Sports/Kenmore Gun Range, located at 1031 228th St. SW, Bothell, which is scheduled for a vote this Wednesday.

You are strongly encouraged to act in the best interest of your constituents and the residents of neighborhoods in proximity to this property, who are united against increasing development density inconsistent with the local area, by removing this property from the 2024 Comprehensive Plan.

State limits on LOS (level of service) traffic for waiting at stop lights at Meridian/228th and 228<sup>th</sup>/Bothell Everett Highway are already exceeded. Traffic safety is an ongoing and primary concern with all of our neighbors and would be significantly impacted further with overbearing traffic increases.

As residents and taxpayers who support our County, proper impact, infrastructure, and maintenance planning, before re-zoning, is an appropriate expectation. The current plan for this property would further degrade traffic safety and mobility along a corridor that is an already underserved traffic management area.

Please maintain the current R-9600 zoning for the WCW property.

Thank you,

Jason Marsh  
President, Canyon Ridge Condominium Homeowner Association

Bothell, WA

**Hickey, Lisa**

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**From:** Julie Martinson <jmartinson8@gmail.com>  
**Sent:** Monday, September 9, 2024 3:20 PM  
**To:** Contact Council  
**Subject:** Opposition to Re-zoning the WCW Shooting Sports/Kenmore Gun Range

Dear Council Members,

I'm writing to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

This re-zone should not happen in this area, and should not get a special carve-out for special interests. While local residents would be pleased not to hear gunfire fairly constantly, I urge you to keep the Urban Growth Areas as they are, and to remove this property from the overall 2024 Comprehensive Plan.

Do not expand Urban Growth Areas, which will ensure fewer people will live further away from light rail and bus lines, and will also reduce the costs to taxpayers for new road facilities, environmental repairs and projects to clean up air and water quality due to urban sprawl and climate change. Cars are the leading cause of greenhouse gas emissions, which is the leading cause of climate change.

Please KEEP the WCW property as R-9600 zoning. Thank you for all your wonderful work on the 2024 Comprehensive Plan!

Julie Martinson  
2303 6th St  
Everett, WA 98201

**Hickey, Lisa**

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**From:** P Carlene McCoy <meowmama@comcast.net>  
**Sent:** Monday, September 9, 2024 7:45 PM  
**To:** Contact Council  
**Subject:** Rezone proposal

Dear Council member,

I am writing, asking you to oppose the rezone of the WCW Shooting Sports/Kenmore Gun Range; 1031 228th St. SW; Bothell, that you are voting on this Wednesday. I realize many backdoor deals are being considered in this re-zone, and I am asking you to do the right thing for the constituents you represent, and remove this property from the over-all 2024 Comprehensive Plan. Thank you. P. Carlene McCoy; Bothell 98021

## Hickey, Lisa

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**From:** Michael Porter <mporte@yahoo.com>  
**Sent:** Monday, September 9, 2024 2:21 PM  
**To:** Contact Council  
**Subject:** No on re-zone for WCW Shooting Sports

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Perhaps the developers should pay current neighbors 25% of their current home values as compensation for the added pollution, noise, traffic and likely crime increases such overdevelopment will create. Growth for its own sake is becoming a negative aspect in south Snohomish County. Council members have a civic and moral obligation to preserve some kind of green space and biodiversity so that current residents who moved here for a little bit of space and greenery won't end up living in an overdeveloped city. As it stands, you can't even replace playground equipment at local parks (see Forsgren). Perhaps the council can commit to completing some of these smaller projects before they bite off yet another disastrous overly dense development in an area that's already too busy.

And yes, this is across the street from the ridiculously oversized 228th project in the old Fruhling gravel pit. Is your thinking that if you take all green space away we'll have nothing else to complain about? Wake up to the hellscape that you are creating.

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Michael Porter  
Bothell, WA

**Hickey, Lisa**

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**From:** orangebgorange@yahoo.com  
**Sent:** Monday, September 9, 2024 8:13 AM  
**To:** Contact Council  
**Subject:** WCW/Kenmore Gun Range re-zoning

Dear Councilmembers:

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you,  
Celie L Porter  
Bothell

**Hickey, Lisa**

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**From:** kathleenprindle <kathleenprindle@comcast.net>  
**Sent:** Monday, September 9, 2024 7:00 PM  
**To:** Contact Council  
**Subject:** NO to Gun Range ReZone

Dear Councilmembers,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zonave exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Kathleen Prindle  
Bothell, WA

**Hickey, Lisa**

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**From:** Dane Rawlins <danelprawlins\_59@hotmail.com>  
**Sent:** Monday, September 9, 2024 3:46 PM  
**To:** Contact Council  
**Subject:** Re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

I am hearing from my neighbor friends that secret and covert deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan. My wife and I have lived in the neighborhood since 1987 and are very concerned regarding the latest developments with the rezoning.

Please keep the WCW property as R-9600 zoning.

Thank you,  
Dane Leslie P. Rawlins  
Bothell

Please make me a party of record so I receive future notifications.



**Hickey, Lisa**

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**From:** Mary Rawlins <maryjrawlins@hotmail.com>  
**Sent:** Monday, September 9, 2024 3:30 PM  
**To:** Contact Council  
**Subject:** Re-zone of WCW Shooting Sports/Kenmore Gun Range

Dear Councilmembers,

I am writing to ask you to oppose the re-zoning of the Kenmore Gun Range, 1031 228<sup>th</sup> St. SW Bothell. I have learned that this will be voted on this Wednesday.

We have lived in this area since 1987 and have seen a huge increase of traffic. We would like to keep traffic and congestion to a minimum. The backdoor deals to change the zoning in this area are very disturbing. I am asking you to do the right thing and support the people that you represent!

Please respect the people who live here and keep the zoning R-9600.

Thank you,  
Mary Rawlins  
Bothell

Please make me a party of record so I receive future notifications.

## Hickey, Lisa

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**From:** Sherry Reed <sherry.c.reed@icloud.com>  
**Sent:** Monday, September 9, 2024 2:08 PM  
**To:** Contact Council  
**Subject:** WCW property as R-9600 zoning

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SWBothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Please make me a party of record so I receive future notifications.

Thank you,  
Sherry Reed, concerned long term neighbor.  
Bothell, WA  
206-850-5386

## Hickey, Lisa

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**From:** Joan Thomas <savebothell@outlook.com>  
**Sent:** Monday, September 9, 2024 11:06 PM  
**To:** Contact Council  
**Subject:** Request to not re-zone WCW property

Dear Councilmembers:

I am writing to you as the president of SaveBothell, representing thousands of neighbors in numerous neighborhoods in our south county area.

Today, we are writing to you to oppose the re-zone of the WCW Shooting Sports property at 1031 228th St SW Bothell in unincorporated south Snohomish county. We know you have been receiving many letters from neighbors in the affected surrounding developments opposing this re-zone.

Our understanding is that code for developments of medium density require transit and amenities to be available nearby. Neither of those are available in the immediate vicinity, nor will they be. Community Transit has said they will not travel regular routes on the very steep 228th hill. Amenities are about 2 miles away.

Snohomish County Land Use code requires that new developments be in keeping with the surrounding character. The code states:

LU 4.A.2 (b) "Where increased density housing is proposed, the height, scale, design and architectural character should be compatible with the character of buildings in the surrounding area."

There is nothing within 2 miles that is over 2 stories, yet, re-zoning this to potential 4-story apartments of medium density is NOT in keeping with the character of the surrounding neighborhoods.

As a community, we are asking that you remove this portion of the 2024 Comprehensive Plan and do NOT re-zone the WCW property. <sup>(SEP)</sup>Providing single family homes, condominiums, or townhomes under the R-9600 zoning still provides for necessary housing without decimating the existing neighborhoods.

There are no plans for road expansions, nor can most of the roads in the area be expanded, but if this property is re-zoned, it could potentially add as much as 20,000 ADT's to the already overloaded streets. Sufficient traffic studies have not been done throughout the entire affected surrounding neighborhoods for several miles in each direction. To re-zone, and then do the studies, is very counter productive and just plain wrong. The studies should be done first to substantiate whether the area can handle the re-zoning effects.

There are plenty of other properties within Snohomish County that can be re-zoned for future development. Please do not re-zone the WCW Shooting Sports property. While it is beneficial to the WCW owners to increase the selling price of their property, we are asking that these backdoor deals stop happening to the detriment of thousands of neighbors in the community who do not want apartments built in our neighborhoods.

As always, none of us are against development, but rather we are against inappropriately placed development and development that does not meet code.

Please remove the WCW property from the current 2024 Comprehensive Plan for re-zoning, and leave it as R-9600 for future development.

Thank you,

Joan Thomas  
SaveBothell President

## Hickey, Lisa

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**From:** Jeremy Wu <wu.jeremy@gmail.com>  
**Sent:** Monday, September 9, 2024 3:15 PM  
**To:** Contact Council  
**Subject:** Kenmore Gun Range Rezone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

I am concerned about the significant increase of dense housing along this corridor and the lack of consideration for how this will impact traffic and schools in the area especially given the massive apartment complex going in on the other side of the road at the Fruhling site. Already traffic is backing up along 228th in the mornings to the point where it takes me 25 minutes to get the 1.8 miles to my child's preschool in the mornings from nearby that gun range over to Sorensen. I am asking that you do the right thing for the constituents you represent, prioritize the citizens that live within these neighborhoods that need to be able to live out lives in this area versus any agreements with developers who would like to gain financial opportunities with the rezone. Please remove this property from the overall 2024 Comprehensive Plan. I do believe more housing is needed but in places where there is not already overcrowded schools (frank love elementary nearby houses more than 50% of our students in portables), and please focus on other places where there are not single lane roads that are our only way to get down from this hilltop to our work and other destinations. We have already seen significant issues with the plans for the massive Fruhling site development, and we are concerned that this is just the first step into a repeat of what looks to be a developer getting to do exactly what they want to do without regard for the adjacent existing neighborhoods all in the name of affordable housing growth.

Please keep the WCW property as R-9600 zoning. One massive development in this area that does not have the infrastructure to support such massive population growth is enough.

Thank you,  
Jeremy Wu  
206.941.8181  
Bothell, WA

Please make me a party of record so I receive future notifications.

**Hickey, Lisa**

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**From:** Mike Young <msyoung1228@gmail.com>  
**Sent:** Monday, September 9, 2024 5:29 AM  
**To:** Contact Council  
**Subject:** DO NOT Allow Re-zoning of Kenmore Gun Range

September 9, 2024

Dear Councilmembers,

I am writing to ask you to vote NO on the re-zone of the WCW Shooting Sports 80-acre parcel, formerly known as the Kenmore Gun Range (1031 228th St. SW, Bothell, WA). I understand you are voting on this matter this Wednesday, and I would ask that you remove this property from the overall 2024 Comprehensive Plan and keep the WCW property at R-9600 single family zoning.

If you have ever taken time to actually travel on 228th St. SW in recent months, you know that that amount of traffic on this road has dramatically increased, especially during the typical morning and evening commute hours. I am the president of our Meadow Creek Park Homeowners Association that is located near the bottom of 228th, and I travel 228th nearly every day. I experience the terrible increase in traffic first-hand on a daily basis. Our HOA is comprised of 99 homes, and I am hearing more and more deep concern from those in our neighborhood who are dismayed at the current traffic situation and are appalled at the possibility that re-zoning might allow medium density 4-story apartment buildings to be built where the Gun Range is currently located. The possibility of single family homes being built on this land in the future is discouraging but understandable, but the idea that you might vote to re-zone and allow apartment buildings that would bring a significant increase to the number of cars on this road is devastating.

It is my understanding that we already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway. The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density. I urge you to reconsider this portion of the Urban Growth Management decisions and keep the WCW property at R-9600 single family zoning.

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,

Michael S. Young  
1228 235th Pl. S.W., Bothell, WA 98021  
425-923-6313  
msyoung1228@gmail.com

## Hickey, Lisa

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**From:** Joe <lodoverde0@gmail.com>  
**Sent:** Tuesday, September 10, 2024 8:06 AM  
**To:** Contact Council  
**Subject:** 2024 Comprehensive Plan

Dear Council members,

With regard to the 2024 Comprehensive Plan, I am opposed to the re-zone of the WCW Shooting Sports 80-acre parcel, formerly Kenmore Gun Range. We already have exceeded state limits on LOS (level of service) traffic for waiting at stop lights at Meridian and 228th and 228th and Bothell Everett Highway.

All of the immediate surrounding neighborhoods will be sorely affected by traffic increases, but no accurate exhaustive traffic studies have been done to consider impacts on all of these areas and the people who reside here and pay taxes to support our County.

No transit or available amenities are nearby, a required necessity in the UGA for medium density developments.

We know you have spent a lot of time on the 2024 Comprehensive Plan, but we urge you to reconsider this portion of the Urban Growth Management decisions.

The re-zoning of the WCW property at 1031 228th St SW Bothell in unincorporated south county is not appropriate for re-zoning to Urban medium density.

**Please keep the WCW property at R-9600 single family zoning.**

Please make me a party of record, so I receive future notifications of decisions.

Thank you.

Sincerely,  
Joseph Billey  
1313 232nd Pl SW  
Bothell, WA 98021

## Hickey, Lisa

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**From:** Dotson, Rachel  
**Sent:** Tuesday, September 10, 2024 5:34 PM  
**To:** Contact Council; Countryman, Ryan  
**Cc:** Gassaway, Sabrina; Siddons, Matthew; Killingstad, David; Dobesh, Michael; Neunzig, Linda; Teigen, Tom; dana.johnson@gly.com; crennhack@millerhull.com; Tetsuo Takemoto; Shewell, Stacy  
**Subject:** SnoCo FFC - Written Testimony for 2024 Comprehensive Plan Update – Mixed Use Corridor (MUC)  
**Attachments:** WrittenTestimony-proposed edits to Amendment 2\_20240910.pdf

Good evening,

I'm submitting the attached Written Testimony for consideration ahead of tomorrow's Public Hearing for Ordinance 24-065. This is in regard to the Snohomish County Food & Farming Center within the proposed MUC zone at McCollum Park. Please let me know if you have any questions.

Would you mind confirming receipt of this letter?

**Rachel C. Dotson, PLA** | *Park Planning Supervisor*

[Snohomish County Conservation and Natural Resources](#) | [Parks & Recreation](#)

6705 Puget Park Drive | Snohomish, WA 98296

O: 425-388-6610 | C: 425-309-6154 | [rachel.dotson@snoco.org](mailto:rachel.dotson@snoco.org)

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**Snohomish County**

**Conservation and Natural Resources**

3000 Rockefeller Ave. MS 303  
Everett, WA 98201-4046  
425-388-3400  
www.snoco.org

10 September 2024

**Dave Somers**  
*County Executive*

Snohomish County Council  
3000 Rockefeller Ave MS 303  
Everett, WA 98201

Re: Written Testimony for 2024 Comprehensive Plan Update – Mixed Use Corridor (MUC)

Dear Snohomish County Council Members:

We understand that Snohomish County is accepting public comments on Ordinance No. 24-065 as it relates to the proposed 2024 Comprehensive Plan Update. We are submitting this as written testimony to request that these changes be incorporated into the adoption of Amendment No. 2 To Ordinance No. 24-065, relating to Growth Management, concerning Urban Zone Regulations including adoption of Mixed-Use Corridor Regulations.

The Snohomish County Food and Farming Center will be a resource predominantly for Snohomish fruit and vegetable farmers in addition to farmers in Whatcom, Skagit, and King counties. Farmers will have access to equipment and infrastructure for the processing, value-added production, sales through a farmstand, and potentially a food bank that includes warehousing and food distribution services. Primary use of the project will be food processing, aggregation, and distribution. Secondary uses include a commercial kitchen, farmers market, and possible food bank with associated warehouse space and distribution.

Estimated Program Areas, dependent on budget and project definition, are contemplated as:

Food Processing, Aggregation, Distribution	approx. 20,000 sq ft - 40,000 sq ft
Commercial Kitchen & Community Event Space	approx. 14,000 sq ft
Farm Stand	approx. 20,000 sq ft - 40,000 sq ft

Rationale for our request is to maximize the public benefit that a new food and farming center can offer to McCollum Park and the community at large. Timing is of the essence as approval of this request will set the team up for success to ensure that the design build team can further the design in accordance with zoning regulations and meet expiration dates for some grant funding currently acquired. In support of the development of the Snohomish County Food and Farming Center Project at McCollum Park and to achieve the program that we anticipate will best support agricultural and community benefit in Snohomish County, we’re requesting the following revisions to the Proposed Amendment 2 be made:

- Under the new proposed findings under Section 1.J, request the following amendment to clarify the request for additional area for Farm Stand Use that is currently limited to 5000sqf in the MUC zone per the following (revisions underlined and in red):
  - o 6. SCC 30.22.130 is amended to add a new reference note 139 **and 140** that is applied to Farm Product Processing **over 5,000sq ft** and Farm Stands 401 to **5,000- 40,000 sq ft** indicating they are only permitted on publicly owned land in the MUC zone. This is to accommodate the proposed Snohomish County Food & Farming Center at McCollum Park that is described in the

Urban Core Subarea Plan Element of the Comprehensive Plan. The Food & Farming Center would be a county owned facility located on county owned land. Farm Product Processing **over 5000 sq** ft and Farm Stands 401 to ~~5,000~~ **40,000 sq ft** are facilities that require large amounts of land. They are being limited to publicly owned sites to reduce potential operational impacts on adjacent private properties.

- For Footnote 140, text shall state the following:  
"140 Farm Stands over 5,000 sq ft up to 40,000 sq ft are permitted on publicly owned land in the MUC zone"

These suggested edits have also been made in the attachment. Thank you for your time and consideration of this request.

Sincerely,

Linda Neunzig

Linda Neunzig  
Division Manager  
Agriculture Office

Rachel Dotson

Rachel Dotson  
Park Planning Supervisor  
Parks & Recreation Division

AMENDMENT NO. 2 TO ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

**Brief Title:** *Permitting Farm Product Processing and Farm Stands 401 to 5,000 square feet on publicly owned lands in the MUC zone*

**Proposed by:** County Executive Dave Somers

**Existing Ordinance Recitals, Findings, or Sections to Delete or Modify:**

**Page 12, Line 1, delete:**

5. SCC 30.22.100 is amended to include the Mixed Use Corridor zone and the types of uses permitted in the zone. This section is in following with Comprehensive Plan LU Policy 3.B.2(k) to plan and zone for a balance of residential, commercial, retail, and recreational uses. The uses are compatible with the intent of the Mixed Use Corridor zone being for high density residential and commercial development. In addition, housekeeping amendments are made for consistent capitalization.

**And replace with:**

40,000sq ft

5. SCC 30.22.100 is amended to include the Mixed Use Corridor zone and the types of uses permitted in the zone. This section is in following with Comprehensive Plan LU Policy 3.B.2(k) to plan and zone for a balance of residential, commercial, retail, and recreational uses. The uses are compatible with the intent of the Mixed Use Corridor zone being for high density residential and commercial development. Farm Product Processing, and Farm Stands 401 to ~~5,000 sq ft~~ have been included as permitted uses on publicly owned lands to accommodate the proposed Snohomish County Food & Farming Center. In addition, housekeeping amendments are made for consistent capitalization.

**In the table on Page 31 for the SCC 30.22.100 Urban Zone Categories Use Matrix, in the Farm Product Processing, Up to 5,000 sq ft row, add "P<sup>139</sup>" in the MUC zone column.**

**In the table on Page 31 for the SCC 30.22.100 Urban Zone Categories Use Matrix, in the Farm Product Processing, Over 5,000 sq ft row, add "P<sup>139</sup>" in the MUC zone column.**

AMENDMENT NO. 2 TO ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

140

In the table on Page 31 for the SCC 30.22.100 Urban Zone Categories Use Matrix, in the Farm Stand, 401 to 5,000 sq ft row, add "P<sup>139</sup>" in the MUC zone column.

**New Ordinance Recitals, Findings, or Sections to Add:**

**Page 12, line 8, insert a new finding as follows and renumber remaining findings under Section 1.J:**

- 6. SCC 30.22.130 is amended to add a new reference note 139 that is applied to Farm Product Processing and Farm Stands 401 to ~~5,000~~ sq ft indicating they are only permitted on publicly owned land in the MUC zone. This is to accommodate the proposed Snohomish County Food & Farming Center at McCollum Park that is described in the Urban Core Subarea Plan Element of the Comprehensive Plan. The Food & Farming Center would be a county owned facility located on county owned land. Farm Product Processing and Farm Stands 401 to ~~5,000~~ sq ft are facilities that require large amounts of land. They are being limited to publicly owned sites to reduce potential operational impacts on adjacent private properties.

over 5,000 sq ft

40,000

and 140

over 5,000 sq ft

40,000

**Page 38, line 2 add a new Section as follows and renumber remaining sections:**

Section 9. Snohomish County Code Section 30.22.130, last amended by Amended Ordinance 22-062 on October 26, 2022, is amended to read:

**30.22.130 Reference notes for use matrices.**

(1) *Airport, Stage 1 Utility.*

- (a) Not for commercial use and for use of small private planes;
- (b) In the RU zone, they shall be primarily for the use of the resident property owner; and
- (c) When the airport is included in an airpark, the disclosure requirements of SCC 30.28.005 shall apply.

(2) *Day Care Center.*

AMENDMENT NO. 2 TO ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

(132) *Marijuana Retail*. See SCC 30.28.120.

(133) Only the following uses are permitted in the CRC zone: clubhouses, grooming parlors, personal service shops, offices, tool sales and rental, locksmith, home improvement centers, retail bakeries, drug stores, grocery stores, hardware stores, general retail, second hand stores, specialty stores, and tire stores.

(134) *Material Recovery Facility*. See SCC 30.28.110.

(135) Retail, general uses may be allowed with an administrative conditional use permit only when part of a new mixed-use development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure). The proposed retail use in the MR zone must meet the following criteria:

- (a) The retail use has frontage on an arterial road as shown on the Countywide Arterial Circulation Map;
- (b) The gross leasable area of retail space may not exceed 6,000 square feet; and
- (c) Products or merchandise offered for sale or storage by a business may be located outdoors except that the area occupied by the display may not exceed 500 square feet and public sidewalks may not be enclosed as space for sales or storage by fencing or other means that effectively limits public use of the sidewalk.

(136) Within the NB zone, this use is only permitted when the Future Land Use Map in the comprehensive plan designates the site as Urban Village.

(137) *Recycling Facility*. See SCC 30.28.112.

(138) Licensed practitioners and medical clinics may be conditionally permitted as the sole use on a site. Cleaning establishments, grooming parlors, and personal service shops may only be conditionally permitted when part of a development that includes residential dwellings or when occupying a former residential structure (or portion of a residential structure).

(139) Use is only permitted on publicly owned land in the MUC zone.

140 Farm Stands over 5,000 sq ft up to 40,000 sq ft are permitted on publicly owned land in the MUC zone

AMENDMENT NO. 2 TO ORDINANCE NO. 24-065

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE REGULATIONS INCLUDING ADOPTION OF MIXED USE CORRIDOR REGULATIONS; ADDING CHAPTER 30.31G; AMENDING CHAPTERS 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M OF THE SNOHOMISH COUNTY CODE

TYPE OF USE	R-9,600 <sup>88</sup>	R-8,400 <sup>88</sup>	R-7,200 <sup>88</sup>	T	LDMR	MR	NB	PCB	CB <sup>128</sup>	GC <sup>128</sup>	IP <sup>76</sup>	BP	LI <sup>55, 76</sup>	HI <sup>55</sup>	MHP <sup>114</sup>	UC <sup>122</sup>	MUC <sup>122</sup>
Electric Vehicle Charging Station, Level 3	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup> <sub>0</sub>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	<u>P</u>
Battery Exchange Stations	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup>	C <sup>120</sup> <sub>0</sub>	C <sup>120</sup>	C <sup>120</sup>	P	P	P	P	P	P	P	P		P	<u>P</u>
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home <sup>8</sup>	P	P	P	P	P	P	P		P	P					P		<u>P</u>
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			<u>P<sup>139</sup></u>
Over 5,000 sq ft <sup>94</sup>									A	P			P	P			<u>P<sup>139</sup></u>
Farm Stand																	
Up to 400 sq ft <sup>9</sup>	P	P	P						P	P			P	P		P	<u>P<sup>139</sup></u>
401 to 5,000 sq ft <sup>99</sup>																	<u>P<sup>140</sup></u>
Farmers Market <sup>93</sup>							P	P	P	P		P	P	P		P	<u>P</u>
Fish Farm											P	P	P	P			
Forestry											P		P	P			
Foster Home	P	P	P	P	P	P	P		P	P					P		
Fuel Yard										P	P	P	P	P			
Garage, Detached Private Accessory <sup>60</sup>																	

**Hickey, Lisa**

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**From:** Rachel Johnson <rachelrjohnson@hotmail.com>  
**Sent:** Tuesday, September 10, 2024 11:07 AM  
**To:** Contact Council  
**Subject:** STOP REZONING

Dear Councilmembers:

It has come to my attention that WCW/Kenmore Gun Range is requesting a rezoning. I am writing asking you to **oppose** the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

I am asking you to do the right thing for the constituents you represent and remove this property from the overall 2024 Comprehensive Plan.

The people you represent DO NOT want this to happen. The overcrowding in the area is making life harder and decreasing overall quality of life. We are already burdened with regards to traffic and the new 228<sup>th</sup> apartment complex that is going in, directly across the street from the above-mentioned property, causes existing residents great anxiety, sadness, and frustration. As a resident of Bothell for nearly all my life, the overdevelopment is so disheartening. I watch single family lots continue to be demolished and crammed in houses or apartments are added. I am beyond sad about the 228<sup>th</sup> apartments and to think that the WCW/Kenmore Gun Range property could result in something similar actually nauseates me.

Please, I am begging you, do NOT rezone the WCW Shooting Sports/Kenmore Gun Range. Imagine you live next door to this property, put yourself in the shoes of the people YOU REPRESENT, what would you do? Be true representatives of your people, VOTE AGAINST THIS REZONING.

Please keep the WCW property as R-9600 zoning.

Thank you,  
Rachel Johnson  
Lifetime Bothell Resident

Please make me a party of record so I receive future notifications.

**Hickey, Lisa**

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**From:** alderbrooke@comcast.net  
**Sent:** Tuesday, September 10, 2024 7:54 AM  
**To:** Contact Council  
**Subject:** re-zoning

Dear Council Members,

Please oppose the re-zone of the Kenmore Gun Range, 1031 228th St. S.W., Bothell. Please keep this property as R-9600 Zoning.

I have lived in the vicinity of this property since 1962, and have traveled many times in the traffic going up and down the very steep hill on 228th. This traffic leads to both 405 and I-5, and is becoming heavier and heavier in both directions. I cannot even imagine what this would be like in even more extreme population growth in the future.

Thank you.

Carole Richardson  
1602 Locust Way  
Lynnwood, Wa., 98036



## Hickey, Lisa

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**From:** White, Clay <Clay.White@kimley-horn.com>  
**Sent:** Tuesday, September 10, 2024 7:20 AM  
**To:** Contact Council  
**Cc:** Dunn, Megan; Low, Sam; Nehring, Nate; Mead, Jared; Peterson, Strom; Countryman, Ryan  
**Subject:** Comprehensive Plan update -comments on Motion 22-098 - extension of sewer to Northshore School District property without UGA expansion not permitted  
**Attachments:** Attachment 1 - Northshore School District settlement agreement.pdf

Good morning –

The following is intended to supplement previous information provided on Motion 22-098 and MALT-1.

At the conclusion of the August 19<sup>th</sup>, 2024 Public Hearing on the Periodic Comprehensive Plan Update, Councilmember Dunn asked for information regarding the extension of sewer into rural areas for schools. I believe her question was directed at the Northshore School District property which is proposed to be included within the Maltby Urban Growth Area as part of County Council Motion 22-098.

**Please be aware that If the Northshore District property is not brought into the UGA, it will result in schools being built on septic systems and to rural standards.** Please see Attachment 1 for confirmation. The following summarizes the attachment.

- The Northshore School District entered into a settlement agreement with the City of Woodinville on the Wellington Hills property.
- The agreement states that “The school district intends to develop and use the Site for School Purposes”.
- The agreement states that “Absent changes to the current comprehensive planning and zoning of the Site and surrounding area, the initial planning capacity of School Districts facilities planned on the Site will accommodate 1,200 full time students.” The capacity increases to 1,500 if the site is in the UGA.
- The agreement states that “**The School District shall not request to or extend sanitary sewer facilities to the Site unless (i) the Urban Growth Area boundary is expanded to include the Site before** either adequate septic facilities are constructed or existing septic facilities which are approaching the end of their useful lives are to be replace...”

**County Councilmembers** – if the Northshore property is not brought into the UGA now, it will be too late to make a decision later. Motion 22-098 provides a proactive opportunity to move the property into the UGA before schools are applied for. This will ensure that the schools utilize public water and sewer and developed to urban standards.

In addition, the Growth Management Act (GMA), PSRCs Multi-county planning policies, and the Countywide Planning Policies fully support schools serving urban and rural residents to be built in Urban Growth Areas.

The following summarizes state, regional, and countywide planning policies.

- 1) The Growth Management Act defines **sewer as an urban governmental service** which is appropriate for urban areas. See RCW 36.70A.020(43).
- 2) The Growth Management Act defines when an extension of public facilities and utilities (urban governmental service) to serve schools sited in a rural area is authorized. Currently, the requirements for permitting sewer outside of the UGA consistent with RCW 36.70A.213 have not been met. Further,

even if allowed, the Wellington Hills settlement agreement would not allow sewer to be extended to the site.

- 3) Puget Sound Regional Council – Vision 2050 states “**MPP-PS-27 Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area** in locations where they will promote the local desired growth plans, except as provided for by RCW 36.70A.211.” NOTE – RCW 36.70A.211 does not apply to this property.
- 4) Snohomish County Countywide Planning Policies - DP-2.e.6. **Schools (including public, private and parochial), places of worship, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area.** In the event that it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, **urban growth area expansions may take place to allow the development of these facilities** provided that the expansion area is adjacent to an existing UGA.

Thank you again for your consideration of Motion 22-098 and MALT-1. If you have any questions, please let me know.

Regards,  
Clay

**Clay White**

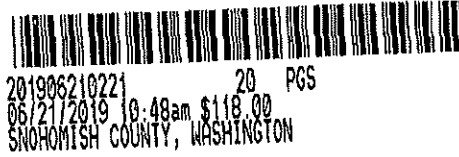
**Kimley-Horn** | 2828 Colby Avenue, Suite 200, Everett, WA 98201

Direct: 206 705 8486 | Mobile: 425 354 8034

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

RETURN NAME & ADDRESS

City of Woodinville  
Attn: City Clerk  
17301 133rd Avenue NE  
Woodinville, WA 98072



Please print neatly or type information  
Document Title(s)

Wellington Hills Settlement Agreement

Reference Number(s) of related documents:

\_\_\_\_\_

Additional Reference #'s on page \_\_\_\_\_

Grantor(s) (Last, First, and Middle Initial)

Washstate School District 125 417

Additional Grantors on page \_\_\_\_\_

Grantee(s) (Last, First, and Middle Initial)

City of Woodinville

Additional Grantees on page \_\_\_\_\_

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Section 35, Township 27, Range 5

Complete legal on page 9,10,11

Assessor's Property Tax Parcel/Account Number

27053500301300

Additional parcel #'s on page 1

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

\*I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

## WELLINGTON HILLS SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is made as of April 29, 2019, by and among the CITY OF WOODINVILLE, a Washington municipal corporation (the "City") and the NORTHSORE SCHOOL DISTRICT NO. 417, a Washington municipal corporation (the "School District"). All of the foregoing entities may be referred to individually as a "Party" and collectively referred to as the "Parties."

### RECITALS

- A. In 2015, Snohomish County (the "County") authorized the sale to the School District of certain real property commonly known as the Wellington Property, located adjacent to the City, to the north, and legally described in the attached Exhibit A (the "Site");
- B. The City challenged the sale of the Site by legal actions filed in Skagit County Superior Court (Cause No. 13-2-00714-5 and 15-2-01492-0) and Thurston County Superior Court (Cause No. 16-2-02541-34);
- C. NEIGHBORS TO SAVE WELLINGTON PARK ("NSWP") challenged the sale of the Site by legal actions filed in Skagit County Superior Court (Cause No. 15-2-01555-1) and Thurston County Superior Court (Cause No. 16-2-02628-34);
- D. The County closed on the contract to sell the Site to the School District in 2017;
- E. The School District serves a geographic area that includes the City and portions of the County, and has said that it will eventually develop portions of the Site for school facilities, but it currently has no plans to do so;
- F. The proposed development of the Site will require review under the State Environmental Policy Act, Chapter 43.21C RCW ("SEPA"); and
- G. The Parties wish to resolve all claims by entering this Agreement, but without waiving claims and defenses against NSWP, which has declined to participate.

In consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows.

### AGREEMENT

#### 1. Planned Use of Site.

a. The School District intends to develop and use the Site for School Purposes. However, the School District has not developed a plan for the facilities to be constructed on the Site and anticipates that such planning and initial Site development will not commence for several years. The facilities at the Site may be constructed in phases or as separate projects over a period of years. Prior to adoption of plans for development of the Site, the School District will

undergo planning as described in Section 2, Capital Facilities and Comprehensive Planning. In this Agreement "School Purposes" means uses and activities that are necessary for or consistent with the education of students and are typically provided on school-owned property, including classrooms, libraries, lunch facilities, administrative offices, gymnasiums, sports fields, theatres, industrial arts facilities, parking stalls, and other similar uses and activities. The School District shall not construct any facilities at the Site primarily intended to serve broader community needs, such as a community center or a community sports complex. While both Parties agree that the Site is to be developed and used for school purposes, it does not preclude incidental use of School Facilities by community members and groups.

b. Absent changes to the current comprehensive planning and zoning of the Site and surrounding area, the initial planned capacity of School District's facilities planned on the Site will accommodate enrollment of 1,200 full-time students. Planned capacity may increase to up to 1,500 full-time students if (i) the Growth Management Act (GMA) Urban Growth Area is expanded to include land within the School District's Boundary, or (ii) a zoning change occurs in the City that materially increases the student population projections from the City for the Site and assessment by an independent third party selected by the School District with the City's consent, not to be unreasonably withheld, demonstrates that (iii) either (i), (ii) or both will generate 300 additional full-time students the School District reasonably determines are most appropriately housed in facilities at the Site; provided that appropriate Capital Facilities Planning and SEPA review (which must occur through an EIS if not covered by a previous EIS consistent with Section 3) shall accompany any such change by the District and shall consider whether any additional mitigation is appropriate. Notwithstanding the foregoing, the District shall not request or advocate for a change in the Urban Growth Area boundary to include the Site.

c. The School District shall not request to or extend sanitary sewer facilities to the Site unless (i) the Urban Growth Area is expanded to include the Site before either adequate septic facilities are constructed or existing septic facilities which are approaching the end of their useful lives are to be replaced or (ii) the School District otherwise is required to do so by an agency with jurisdiction.

2. Capital Facilities and Comprehensive Planning. In advance of any development on the Site, as described in Section 1, the School District shall identify and describe the anticipated facilities in the School District's Capital Facilities Plan, as the same may be updated from time to time, which in turn will be proposed for inclusion in the County's comprehensive plan, or if then applicable, the City's comprehensive plan.

3. SEPA Review.

a. The School District will serve as lead agency under SEPA for planning and development of school facilities at the Site. The School District will prepare a full environmental impact statement ("EIS") under SEPA in accordance with the state SEPA regulations, Ch. 197-11 WAC, the School District's SEPA Policies, Board Policy No. 9280, as amended ("SEPA Policies"), and other applicable law prior to adoption of a plan for development of such school facilities at the Site. The School District will not issue or rely upon a determination of nonsignificance (including a mitigated determination of nonsignificance) pursuant to the SEPA regulations, Ch. 197-11 WAC. The School District and the City will

appoint a mutually agreeable, independent third-party SEPA Responsible Official to prepare the EIS and oversee SEPA review. The SEPA Responsible Official will consult with the City on an ongoing basis concerning potentially significant adverse impacts, including but not limited to potential adverse impacts to transportation systems and concurrency, vehicular traffic, parking, circulation, pedestrian and bicycle safety, and traffic hazards. The Responsible Official working with the School District and the City, shall establish at the outset of his/her work protocols for communication with or among the School District and the City consistent with the intent of the appointment of the SEPA Responsible Official which is to ensure independence and unbiased results, based on the Responsible Official's independent judgement.

b. The independent SEPA Responsible Official will be selected by the School District Board of Directors as follows. The School District shall solicit consultant interest in preparation of the EIS, after notice to the City, pursuant to normal School District procurement process for such services. The City may encourage consultants to request consideration for the assignment. A representative of the School District and a representative of the City shall jointly review the list of proposers and select one proposer to recommend to the Board, subject to negotiation of a mutually (between the School District and the City) acceptable contract between the School District and such consultant. If the School District Board rejects such recommendation, or the recommended consultant does not accept the proposed contract, then a representative of the School District and a representative of the City shall jointly review the remaining list of proposers and select a second proposer to recommend to the Board, and this process shall continue until the School District and the recommended consultant enter into the approved contract. If the School District representative and City representative are unable to agree on the proposer to be recommended to the Board, then the School District Superintendent and City Manager shall select between the School District representative's and City representative's preferred proposer. If the Superintendent and City Manager are unable to agree, then the Parties will ask Dennis McLearren<sup>1</sup> (or if he is not available for any reason, a mutually acceptable retired King County superior court judge) to make the selection after reviewing a statement of reasons from the School District and the City. The cost of such to be equally split by the School District and the City.

c. The School District shall commission and disclose as part of the EIS a full geotechnical analysis of the Site ("Geotech Report"), including full investigation of potential seismic lineaments and faults, to be prepared by a geotechnical consultant selected by the City, subject to the consent of the School District, not to be unreasonably withheld, conditioned, or delayed.

4. Transportation. The School District and the City desire to minimize traffic to and from the Site from the east along 240th St. SE. The School District recognizes that other access to the Site must be improved because it is currently steep, circuitous and substandard. The School District will implement policies, physical measures and improvements to minimize vehicle trips attributable to access to and egress from the Site from the east, and to substantially improve other access. In furtherance thereof, the School District will, prior to use of the Site, design and make good faith efforts to secure necessary approvals for, and upon receipt of such final approvals, to

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<sup>1</sup> Mr. McLearren served as mediator in the resolution of the disputes between the School District and the City that this Agreement resolves.

implement such policies, measures, and improvements including but not limited to street improvements, to 240th St. SE on the west side of the Site; that are reasonable and appropriate to facilitate and encourage use of that access and to meet traffic demand to and from the Site by vehicle trips attributable to the Site. Upon completion of such road improvements, the School District will make all reasonable effort, including by policies, and other measures, to direct all vehicle trips attributable to Site usage to access the Site from the west side of the Site, unless and except when and to the extent such access is otherwise legally or practically unavailable (e.g., road repairs, snow, etc.).

5. Conservation Areas; Buffer.

a. The School District will treat as a "Conservation Area" and will not construct school facilities or improvements, including but not limited to structures, buildings, parking lots, and sports fields, on the area(s) depicted on the attached Exhibit B and identified as a Conservation Area; provided, however, that underground utilities, and educational program activities that do not involve structures or improvements (e.g. simple garden beds), are permitted. Access roads on the perimeter of the Site are not permitted, but roads that provide direct site access may be permitted. The Conservation Area may also satisfy or be counted toward any legally required Native Growth Protection Areas and Critical Areas Protection Areas under the Snohomish County Code or similar requirements under other applicable law.

b. The Conservation Area includes a buffer of sixty (60) feet along the following roadways:

- i. the westerly side of 71st Dr. SE for that portion of 71st Dr. SE that is north of 240th St. SE;
- ii. the southerly side of 240th St. SE for that portion of 240th St. SE that is east of 71st Dr. SE;

c. The Conservation Area includes a buffer of one hundred (100) feet in the following areas:

- i. the easterly boundary of tax parcel no. 2705350030-1300
- ii. the easterly boundary of the portion of tax parcel no. 2705350030-2200 that is south of tax parcel no. 2705350030-1300;
- iii. the southerly boundaries of tax parcel nos. 2705350030-2200, 2705350030-1100, 2705350030-0400, and 2705350030-0500.

d. Nothing in this Agreement shall preclude the School District from taking advantage of securing regulatory credit for the restrictions imposed by this Agreement on use of the Conservation Area in buffer averaging, variances or mitigation options under applicable development regulations that could otherwise restrict development in sensitive areas outside of or in addition to the Conservation Area. However, the specified minimum buffers in this Agreement must be maintained.

6. Right of First Offer; Alternative Siting.

- a. If the School District determines that all or any portion of the Site is not needed for School Purposes and should be sold, the School District will give the City notice of that determination and allow the City a minimum of 60 days in which to request an appraisal of such surplus property by an independent appraiser selected by the Board of Directors of the School District, with the consent of the City, which shall not be unreasonably withheld, conditioned or delayed, who is familiar with land use and development regulations applicable to the Site, the University of Washington deed restriction on the site, the history of public recreational use of the Site, and its environmental and geotechnical constraints. The appraisal shall conform to Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute. The School District shall grant the City an ongoing right of first offer to purchase any such surplus property for its then-appraised value, in the form attached as Exhibit C. Sale of the property by the School District shall be performed in accordance with Chapter 28A 335 RCW or Chapter 39.33 RCW as appropriate.
- b. If a property comparable to the Site in development potential for the school facilities becomes available before January 1, 2028, or when the School District begins schematic design on a planned development of the Site, whichever is earlier, the School District will assess whether the alternative site will meet all of the School District's capital facilities needs planned or possible at the Site in a manner consistent with the School District's student demographics, Capital Facilities Plan, available funds (and consult with the City in good faith as to the extent to which the City may commit to supplement the School District's available funds in furtherance of the School District's purchase of the potential alternative site) and other prudent school facilities planning. If the School District determines that the alternative site is suitable for the School District's capital facilities needs planned for the Site, and agrees with the City that Site development will consequently be substantially limited or will not occur at all, then the City will exercise reasonable efforts to assist the School District to acquire the alternative site on commercially reasonable terms consistent with the School District's schedule and budget, provided that the ultimate decision to acquire the alternative site or not shall remain the School District's in its sole discretion. Following any such alternative site acquisition, the School District shall determine if the Site or a portion of it is then surplus to the School District's needs and make it available for purchase pursuant to Section 6.a. above.

7. Public Use of Site. Until the School District begins actual development of school facilities on the Site, the School District shall permit Passive Recreational use of the Site by the public under the terms and conditions set forth in the Washington Recreational Use Immunity statute (RCW 4.24.210). The term "Passive Recreational Uses" means the following or similar activities by individuals or groups of individuals: walking, jogging, birding, bicycling, and picnicking.



8. Release; Future Obligations. The Parties forever quit, release, surrender, and discharge any and all claims, suits, actions, allegations, charges, demands, judgments, and costs, whether known or unknown, both legal and equitable, arising out of the purchase of the Site by the School District and the sale of the Site by the County. If either Party is not in compliance with this Agreement, the non-breaching Party shall be entitled to injunctive relief under Section 15 and other legal remedies to compel compliance.

9. Dismissal of Actions. Within twenty (20) days of the Effective Date, the City will file a voluntary dismissal of its claims in each court, namely Thurston County Superior Court (*City of Woodinville v. State Growth Management Hearings Board, et al.*, Cause No. 16-2-02541-34) and Skagit County Superior Court (*City of Woodinville v. Snohomish County and Northshore School District*, Cause No. 15-2-01492-0, consolidated with Cause No. 15-2-01555-1).

10. Condition Precedent. This Settlement Agreement will not bind any of the Parties unless and until each of the following governing bodies of each Party provide written acceptance of this Settlement Agreement; moreover, if any of the following governing bodies do not provide written acceptance of this Settlement Agreement within sixty (60) days of the date first written above, then this Settlement Agreement is not binding on any party in any respect:

- a. The School Board of the Northshore School District;
- b. The Woodinville City Council; and

11. No Admission. This Agreement does not constitute, nor shall it be deemed to constitute, an admission by any Party with respect to any allegation, claim, fact, or conclusion of law set forth in any legal pleading in any of the actions listed in Section 9.

12. Notices. Any notice or other communication required or permitted to be given under this Agreement will be provided by certified mail to the following individuals and addresses:

City of Woodinville  
Attn: City Manager  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

Northshore School District  
Attn: Superintendent  
3330 Monte Villa Pkwy  
Bothell, WA 98021

13. Costs, Expenses and Attorneys' Fees. The Parties will bear their own costs, expenses and attorneys' fees as they were originally incurred in connection with the matters covered by this Agreement.

14. Miscellaneous. The obligations of the Parties hereunder shall be specifically enforceable. This Agreement constitutes the entire agreement between Parties respecting its subject matter and shall not be modified or amended except in a writing signed by all Parties. This Agreement shall be governed by and interpreted in accordance with the laws of the state of Washington. Venue for any dispute arising from this Agreement shall be in King County Superior Court. Any rule of construction to the effect that ambiguities are to be resolved in favor of any Party shall not be employed in the interpretation of this Agreement and are hereby waived by every Party.

This Agreement shall be construed as a whole. Each Party was represented by competent counsel during the negotiation of this Agreement, and such counsel negotiated the terms of this Agreement. The misplacement, addition or omission of a word or character shall not change the intent of any part of this Agreement from that set forth by this Agreement. This Agreement may be executed with counterpart signature pages and in duplicate originals, each of which shall be deemed an original, and all of which together shall constitute a single instrument. If any portion of this Agreement is determined to be unlawful or otherwise unenforceable, the remainder of the Agreement shall remain in effect, and such unlawful or unenforceable provision shall not relieve either Party of its lawful obligations under this Agreement. Subject to the approvals required by Paragraph 9 above, this Agreement is effective as of the date first written above. This Agreement does not create any rights or claims for any third-parties, and it shall not create any third-party beneficiaries except with regard to the passive Public Use of the Site agreed upon in Section 7.

15. Injunctive Relief. The parties acknowledge and admit that damages are not an adequate remedy at law for a failure or breach of any provision of this Settlement Agreement, and that in the event of such failure or breach, the non-breaching party shall be entitled to obtain relief in the form of temporary or permanent injunctions, specific performance, and any and all other remedies.

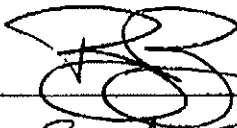
16. Waiver. No waiver of any term or provision of this Agreement shall be effective unless in writing. The waiver by either party of any term or provision contained in this Agreement shall not be deemed to constitute a waiver of any other term or provision of any subsequent breach of the same term or provision.


(The remainder of the page is intentionally blank.)

17. Effective Date. Subject to the approvals required by Paragraph 10 above, this Agreement is effective as of the date first written above ("Effective Date").

CITY OF WOODINVILLE

NORTHSHORE SCHOOL DISTRICT

  
\_\_\_\_\_  
By: Brandon Buchanan  
Its: City Manager

  
\_\_\_\_\_  
By: Michelle C. Reid  
Its: Superintendent

Unofficial Document

## EXHIBIT A

### Legal Description of the Wellington Property

#### Parcel A:

That portion of the North 300 feet of the West 400 feet of the West half of the Southwest Quarter of the Southwest Quarter of Section 35, Township 27 North, Range 5 East of the Willamette Meridian, Snohomish County, Washington, lying Southerly of the centerline of Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast;  
Together with the South 50 feet of the North 350 feet of the West 400 feet of the West half of the Southwest Quarter of the Southwest quarter;  
Together with the South 175 feet of the North 350 feet of the East 50 feet of the West 450 feet of the West half of the Southwest Quarter of the Southwest Quarter in said Section 35;  
Except that portion thereof lying within Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast.

#### Parcel B:

That portion of the North 300 feet of the West 400 feet of the West half of the Southwest Quarter of the Southwest Quarter of Section 35, Township 27 North, Range 5 East of the Willamette Meridian, Snohomish County, Washington, lying Northerly of the centerline of Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast;  
Except that portion thereof described as follows:  
Beginning at the Northeast corner of the North 300 feet of the West 400 feet of the West half of the Southwest Quarter of the Southwest Quarter of said Section 35;  
thence West along the North line of said tract for 150 feet;  
thence due South to the centerline of Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast;  
thence Northeasterly along centerline of said road to the East line of the West 400 feet of said West half of the Southwest Quarter of the Southwest Quarter of Section 35;  
thence North in a straight line to the Point of Beginning; and  
Except that portion thereof lying within Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast.

#### Parcel C:

That portion of the Southeast Quarter of the Southwest Quarter of Section 35, Township 27 North, Range 5 East of the Willamette Meridian, Snohomish County, Washington, described as follows:  
Beginning at the Southeast corner of said subdivision;  
thence North 0° 01' 34" West along the East line of said subdivision 600.56 feet;  
thence North 85° 39' 36" West parallel with the South line of said Section a distance of 20.06 feet to the Westerly margin of 75<sup>th</sup> Avenue Southeast;  
thence North 0° 01' 34" West parallel with the East line of said subdivision 60.00 feet;  
thence North 85° 39' 36" West 447.92 feet to the West line of the East 466.62 feet of said subdivision and the true point of beginning;

thence continuing North 85° 39'36" West 251.01 feet;  
thence North 0° 01'34" West parallel with the East line of said subdivision 607.39 feet to the South line of the North 20 feet of said subdivision;  
thence North 85° 29'23" West along said South line 486.39 feet to the East line of the West 100 feet of said subdivision;  
thence South 0° 54'30" West along said East line 1,268.01 feet to the South line of said Section;  
thence South 85° 39'36" East along South line 758.79 feet to the West line of the East 466.62 feet of said subdivision;  
thence North 0° 01'34" West along said West line 660.56 feet to the true point of beginning.

**Parcel D:**

The West half of the Southwest Quarter of Section 35, Township 27 North, Range 5 East of the Willamette Meridian;

Except that portion conveyed to the State of Washington for Primary State Highway No. 15, by deeds recorded under Auditor's File No. 1271247 and 1296500, records of Snohomish County, Washington; and

Except that portion described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 35;

thence East along the North line of said subdivision 250 feet;

thence due South to the centerline of the Wellington Hills Road;

thence Northeasterly along the centerline of said road to the East line of the West 400 feet of said Southwest Quarter of the Southwest Quarter of Section 35;

thence South along the East line of said West 400 feet to a point 175 feet South of the North line of said Southwest Quarter of the Southwest Quarter of Section 35;

thence East 50 feet;

thence South 175 feet;

thence West 450 feet to the West line of said Southwest Quarter of the Southwest Quarter of Section 35;

thence North along said West line to the Point of Beginning; and

Except any portion lying within Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast.

**Parcel E:**

The West 100 feet of the East half of the Southwest Quarter of Section 35, Township 27 North, Range 5 East of the Willamette Meridian;

Except that portion thereof lying within Wellington Hills Road, also known as 240<sup>th</sup> Street Southeast.

**Parcel F:**

That portion of the Southeast Quarter of the Southwest Quarter of Section 35, Township 27 North, Range 5 East of the Willamette Meridian, records of Snohomish County, Washington, described as follows:

Beginning at the Southeast corner of said subdivision;

thence North 0° 01'34" West along the East line of said subdivision 600.56 feet;

thence North 85° 39'36" West parallel with the South line of said Section a distance of 20.06 feet to the Westerly margin of 75<sup>th</sup> Avenue Southeast;  
thence North 0°01'34" West parallel with the East line of said subdivision 60.00 feet;  
thence North 85° 39'36" West 447.92 feet to the West line of the East 466.62 feet of said subdivision and the true point of beginning;  
thence continuing North 85° 39'36" West 251.01 feet;  
thence North 0° 01'34" West parallel with the East line of said subdivision 607.39 feet to the South line of the North 20 feet of said subdivision;  
thence South 85° 39'36" East along said South line 251.01 feet to the West line of the East 466.62 feet of said subdivision;  
thence South along the West line of the East 466.62 feet of said subdivision to the true point of beginning.

**ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.**

**EXHIBIT B**

Conservation Area Depiction

**EXHIBIT B**

Conservation Area Depiction

Copies on File with the Parties of Record

Unofficial Document

EXHIBIT C

WELLINGTON RIGHT OF FIRST OFFER AGREEMENT

THIS WELLINGTON RIGHT OF FIRST OFFER AGREEMENT (this "Agreement") is effective as of the Settlement Effective Date (defined below) by and between NORTSHORE SCHOOL DISTRICT NO. 417, a Washington municipal corporation (the "School District") and CITY OF WOODINVILLE, a Washington municipal corporation ("City").

BACKGROUND

- A. The School District owns certain real property commonly known as the Wellington Property, located near but outside of City's current boundaries, legally described on the attached Exhibit A (the "Site");
- B. The School District and City entered into that certain Wellington Settlement Agreement (the "Settlement Agreement") on April 29<sup>th</sup>, 2019 (the "Settlement Effective Date"); and
- G. In furtherance of the Settlement Agreement, the School District agreed to grant City certain rights with respect to the Site, should the School District subsequently declare the Site or any portion thereof surplus to the needs of the School District, subject to and in accordance with the terms and conditions contained in this Agreement.

In consideration of the foregoing and the Settlement Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the School District and City agree as follows:

1. **Right of First Offer.**

(a) **ROFO Term.** The Right of First Offer, as defined below, commences on the Settlement Effective Date and shall expire on the fifteenth (15th) anniversary of the Settlement Effective Date, unless earlier terminated by the parties.

(b) **ROFO Property.** "ROFO Property" shall mean any portion of the Site or rights in or to such a portion, from time to time, that: (i) the School District no longer needs for school purposes, as evidenced by the School District having definitively resolved such portion to be surplus to such needs (the "Surplus Determination"), and (ii) is a legal lot or exempt from subdivision or short subdivision requirements.

(c) **Appraisal.** The School District will commission an appraisal of any such ROFO Property from a licensed appraiser in accordance with RCW 28A.335.120 and the Settlement Agreement. The appraiser shall determine the value of the ROFO Property as of the date of the Surplus Determination (the "Appraised Value").



(d) Right of First Offer - Initial Surplus Determination.

i. ROFO Notice. Upon any Surplus Determination, the School District shall deliver to City a ROFO Notice with respect to the ROFO Property. City shall have the right to purchase such ROFO Property for its Appraised Value in accordance with the terms and conditions contained in the ROFO Notice (the "*Right of First Offer*"). "*ROFO Notice*" shall mean a written notice containing (i) a surveyor's stamped legal description of the ROFO Property and (ii) the terms on which the School District will sell the ROFO Property to City for cash, including without limitation; price (which shall be the Appraised Value); closing date; and City's acceptance of the ROFO Property subject to all defects and encumbrances to title, and in its then-current condition, AS IS, WHERE IS, WITH ALL FAULTS AND DEFECTS, INCLUDING WITHOUT LIMITATION ENVIRONMENTAL DEFECTS, WITHOUT RECOURSE TO THE SCHOOL DISTRICT. The School District shall provide, within thirty (30) days after written request from City but without warranty, any reasonable additional non-confidential and non-privileged information kept in the School District's files in the ordinary course of operations with respect to the ROFO Property ("*Property Documents*").

ii. Exercise; Failure to Respond. City shall have ninety (90) days from the date on which it receives a ROFO Notice to notify the School District of City's exercise of its Right of First Offer at the Appraised Value with respect to the ROFO Property described in the ROFO Notice. If City does not timely respond, City shall conclusively be deemed to have waived its Right of First Offer at the Appraised Value with respect to such ROFO Property. Upon City's waiver or deemed waiver of its Right of First Offer with respect to any ROFO Property (including under Section 2 below), the School District shall have no further obligation to give any notice or opportunity for City to purchase such ROFO Property and shall thereafter have the right to list and sell to any party such ROFO Property, on economic and other transaction terms determined by the School District (whether more or less favorable to the School District than in the ROFO Notice to City) in the School District's sole and absolute discretion, unless and except in the event of a Reappraisal under RCW 28A.335.120(5), as described in Section 1(e) below.

(e) Right of Second Offer following RCW 28A.335.120(5) Reappraisal.

i. Second Offer Notice. If the School District (a) reappraises the property under RCW 28A.335.120(5) (a "*Reappraisal*") and (b) is prepared to sell such ROFO Property at a price elected by the School District that is less than 90% of the original Appraised Value (such price, the "*Reduced Price*"), then the School District shall first deliver to City a written notice substantially in the form of the ROFO Notice previously sent with respect to such ROFO Property, except that the price shall be the Reduced Price ("*Second Offer Notice*"), and City shall have the right to purchase such ROFO Property in accordance with the terms and conditions contained in the Second Offer Notice (the "*Second Offer*"). The School District shall provide, within thirty (30) days after written request from City but without warranty, any new Property Documents that were not previously provided.

ii. Exercise; Failure to Respond. City shall have ninety (90) days from the date on which it receives the Second Offer Notice to notify the School District of City's exercise of its Second Offer with respect to the ROFO Property described in the Second Offer

Notice. If City does not timely respond, City shall conclusively be deemed to have waived its Second Offer with respect to such ROFO Property. Upon City's waiver or deemed waiver of its Second Offer with respect to any ROFO Property (including under Section 2 below), the School District shall have no further obligation to give any notice or opportunity for City to purchase such ROFO Property.

(f) Rights Personal to City; Exceptions. This Agreement is personal to the parties and does not bind nor inure to the benefit of any successors or assigns of either the School District or City. Without limiting and notwithstanding the foregoing, City may not assign its rights to purchase any particular ROFO Property without the consent of the School District, which the School District may not unreasonably delay or deny. The School District consents to City's transfer of City's right to purchase any particular ROFO Property following City's exercise of its purchase right with respect thereto to any non-governmental organization whose purpose is acquisition or assistance in acquisition of parks and open space, any governmental entity that owns or manages public lands, or any combination of the foregoing, provided City shall remain liable for any failure of such assignee to perform, and provided further that any such assignment shall be subject to applicable law pertaining to sale of surplus school properties.

## 2. City's Inspection Contingency; Closing.

(a) Public Notice and Hearing. If City properly and timely exercises a Right of First Offer or Second Offer, the School District will give notice and hold a public hearing consistent with Chapter 28A.335 RCW, Chapter 39.33 RCW or other then-applicable law.

(b) City's Inspection Contingency. Following and subject to the notice and hearing process under Section 2(a), City shall thereafter have sixty (60) days (the "*Inspection Period*") to physically inspect the ROFO Property and examine title and other matters in order to determine whether to proceed to Closing (defined below). The School District shall apply for and deliver to City a preliminary title commitment from the Title Company (defined below). The School District shall provide City with reasonable access rights during the Inspection Period, subject to commercially reasonable insurance and indemnity requirements. The School District shall cooperate with City in assessment of title questions, but shall have no obligation to remove title matters to which City may object.

(c) Satisfaction of Inspection Contingency. If City desires to purchase the ROFO Property, City shall deliver written notice ("*Approval Notice*") to the School District before the expiration of the Inspection Period. If City notifies the School District that it elects not to purchase the ROFO Property or City fails to timely deliver an Approval Notice, City shall be deemed to have elected not to purchase the ROFO Property. If City elects or is deemed to have elected not to purchase the ROFO Property, City shall be deemed to have waived its right to purchase such ROFO Property pursuant to Section 1(d) or (e), as applicable. If City timely delivers the Approval Notice, City shall be obligated to purchase, and the School District shall be obligated to sell, the ROFO Property, the legal description of the ROFO Property contained in the ROFO Notice shall be deemed incorporated herein, and the parties shall proceed to Closing (defined below).

(d) Form of Conveyance. The ROFO Property will be conveyed by statutory bargain and sale deed (the "*Deed*") subject to all matters of record and matters that would be disclosed by an accurate survey.

(e) Closing; Closing Costs. Recordation of the Deed and payment by City of the purchase price ("*Closing*") shall occur on a date selected by City with the School District's consent, not to be unreasonably withheld, conditioned or delayed (the "*Closing Date*"), that is within ninety (90) days of City's delivery of the Approval Notice. Closing shall be done through the escrow division of Chicago Title Insurance Company or such other company as City may designate (the "*Title Company*"). By 12:00 p.m. on the Closing Date, the School District and City shall each have deposited funds sufficient to pay their respective closing costs and submitted such documents as the Title Company reasonably requires in connection with Closing, including a Real Estate Excise Tax Affidavit and FIRPTA certification. The School District shall pay the cost of an ALTA standard owner's title insurance policy and one-half of escrow fees charged by the Title Company. City shall pay the cost of recording the Deed, one-half of escrow fees charged by the Title Company, and the cost of extended coverage or any requested title policy endorsements. All other closing costs, including utility costs, shall be apportioned according to local custom.

(f) Escrow Instructions. This Agreement shall constitute escrow instructions to the Title Company's escrow closer. The School District and City may supplement this Agreement with their own escrow instructions, but in the event of any conflict between this Agreement and such instructions, this Agreement shall control.

### 3. **Miscellaneous Provisions.**

(a) Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington.

(b) Modifications. This Agreement may be amended or modified only by written instrument duly executed by both of the parties.

(c) Notices. Any notice permitted or required hereunder shall be in writing and given to the parties at their respective addresses as set forth below:

**School District:**

Northshore School District  
3330 Monte Villa Parkway  
Bothell, WA 98021  
Attn: Superintendent  
Email: jpaperman@nsd.org

*With a copy to:*

Perkins Coie LLP  
10885 N.E. Fourth Street, Suite 700  
Bellevue, WA 98004  
Attn: R. Gerard Lutz  
Email: JLutz@perkinscoie.com

**City:**  
City of Woodinville  
Attn: City Manager  
17301 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072  
BrandonB@ci.woodinville.wa.us

*With a copy to:*  
Eglick & Whited PLLC  
Attn: Peter Eglick  
1000 Second Avenue, Suite 3130  
Seattle, WA 98104

Either party may change the address to which notice must be given by delivery of notice to the other party in accordance with this Section 3(c). Notice shall be given by one of the following methods:

(i) By overnight commercial courier for next business day delivery, in which case notice shall be deemed delivered on the next business day following delivery to the courier prior to the last scheduled pick-up time.

(ii) By fax, in which case notice shall be deemed delivered upon receipt.

(iii) By electronic mail, in which case notice shall be deemed delivered upon receipt.

(d) Severability of Provisions. If any provision contained in this Agreement is, for any reason, held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision, and this Agreement will be interpreted such as to best give effect to the parties' intent.

(e) Time of Essence. Time is of the essence in this Agreement with respect to each provision of and matters contemplated by this Agreement.

(f) Waiver. The waiver by either party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of the entire Agreement or as a waiver of any subsequent breach.

(g) Interpretation of Agreement. It is understood by and between the parties that any ambiguity in an agreement is not to be construed against the drafter of the agreement. Instead, any ambiguity shall be interpreted without regard to the identity of the drafter of this Agreement.

(h) Entire Agreement. This Agreement and the Settlement Agreement collectively contain the entire agreement between the parties with respect to the matters set forth herein.

(i) Recordation. City may record a memorandum of this Agreement. If and to the extent ROFO Property is to be sold by the School District to a third party, City shall deliver to the School District a quitclaim deed releasing, without warranty, any claim of City with respect to such ROFO Property.

(j) Estoppel Certificates. City shall at any time and from time to time ninety (90) days or later following the School District's delivery of a ROFO Notice with respect to the ROFO Property, within ten (10) days after written request from the School District, execute, acknowledge and deliver to the School District or its designee a written statement certifying, to the extent true, that (i) this Agreement is in full force and effect and has not been assigned, modified, supplemented or amended in any way (or specifying the date and terms of all agreements affecting this Agreement); (ii) all conditions under this Agreement to be performed by the School District with respect to the ROFO Property at issue have been satisfied, if any; (iii) as of the date of such certification there are no existing claims or defenses prohibiting sale of the applicable ROFO Property to a third party; and (vi) setting forth any other information reasonably requested by such third party. It is intended that all statements delivered pursuant to this Section 3(j) may be relied upon by prospective purchasers of the School District's interest in such ROFO Property, their lenders and other designees of the School District or such third party. If City fails to respond within ten (10) days of City's receipt of a written request by the School District as herein provided, such failure shall be a waiver under the terms and conditions of this Agreement. In addition, City shall be deemed to have given such certificate as above provided without modification, that there are no uncured defaults in the School District's performance, and that City has no claim against the ROFO Property or objection to the sale thereof.

(k) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

*(Signatures on Following Page.)*

The parties have executed this Agreement to be effective as of the Settlement Effective Date.

**SCHOOL DISTRICT:**

NORTHSHORE SCHOOL DISTRICT NO. 417,  
a Washington municipal corporation

By: 

Print Name: Michelle C. Reid

Title: Superintendent

**CITY:**

CITY OF WOODINVILLE,  
a Washington municipal corporation

By: 

Print Name: Brandon Buchanan

Title: City Manager

Unofficial Document

## Hickey, Lisa

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**From:** Tim Trohimovich <Tim@futurewise.org>  
**Sent:** Wednesday, September 11, 2024 2:22 PM  
**To:** Contact Council; 2023Update@snoco.org, SCD-  
**Subject:** Comments on Comp Plan Update Amendments  
**Attachments:** 2024-09-11 Futurewise Coms on 2024 Sno Cty Comp Plan Update & DRs Amendments.pdf

Dear Staff and Council Members:

Enclosed please find Futurewise's comments on the Substitute Ordinance and Amendments to the 2024 Comprehensive Plan Update in Ordinance Nos. 24-028 (SW12 – Mietzner), 24-033 (Comprehensive plan amendments and capacity analysis), and 24-065 (Urban Zone Regulations including Mixed Use Corridor Regulations).

Thank you for considering our comments. If you need anything, please let me know.

Tim Trohimovich, AICP (he/him)  
Director of Planning & Law



Futurewise

1201 3rd Ave #2200, Seattle, WA 98101

(206) 343-0681

tim@futurewise.org

[futurewise.org](https://www.futurewise.org)

connect:  



Futurewise

1201 3rd Ave Suite 2200, Seattle, Washington 98101

(206) 343-0681

futurewise.org

September 11, 2024

The Honorable Sam Low, Chair  
Snohomish County Council  
Robert J. Drewel Building  
Eighth floor  
3000 Rockefeller Ave., M/S 609  
Everett, Washington 98201

Dear Chair Low and County Councilmembers Nehring, Dunn, Peterson, and Mead:

**Subject: Comments on the Substitute Ordinance and Amendments to the 2024 Comprehensive Plan Update in Ordinance Nos. 24-028 (SW12 – Mietzner), 24-033 (Comprehensive plan amendments and capacity analysis), and 24-065 (Urban Zone Regulations including Mixed Use Corridor Regulations).**

Send via email to: [contact.council@snoco.org](mailto:contact.council@snoco.org); [2024update@snoco.org](mailto:2024update@snoco.org)

Thank you for the opportunity to comment on the substitute ordinance and amendments to the 2024 Comprehensive Plan Update. We first summarize our recommendations and then provide more detail below.

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State including Snohomish County.

## Summary of Recommendations

- Futurewise recommends adopting Substitute Ordinance No. 24-028: SW12 – Mietzner). This proposal will increase opportunities to use transferable development rights, to increase transit-oriented development, to reduce greenhouse gas pollution, and to increase opportunities for more affordable housing.
- Futurewise recommends adopting Amendment No. 5 to Ordinance No. 24-033: LU 6.B.10 – Wildfire Mitigation. This amendment will better protect people and property from the growing threat of wildfires. Please see 2 page of this letter for more information.





- Futurewise recommends adopting Amendment No. 6 to Ordinance No. 24-033: CRE 2 – Greenhouse Gas Reduction Target. This amendment will help reduce greenhouse gas pollution consistent with the county’s fair share of the pollution reduction targets. Please see 3 page of this letter for more information.
- Futurewise recommends adopting Amendment No. 7 to Ordinance No. 24-033: UC 5.7 – Urban Core Parking. This amendment will help reduce the costs of constructing affordable housing and housing near transit, increasing the potential for producing more affordable housing and encouraging transit trips. Please see 4 page of this letter for more information.
- Futurewise recommends denying Amendment Sheet 1 to Ordinance No. 24-065: Permitting Mini Self-Storage in Mixed Use Corridor. Mini Self-Storage is not consistent with the intent of the Mixed Use Corridor (MUC) zone. Please see 6 page of this letter for more information.
- Futurewise recommends adopting Amendment No. 2 to Ordinance No. 24-065: Permitting Farm Product Processing and Farm Stands 401 to 5,000 square feet on publicly owned lands in the MUC zone. This use has the potential to increase the livability of the area and increase access to healthy local food. Please see 6 page of this letter for more information.

### **Comments on proposed Substitute Ordinance No. 24-028: SW12 – Mietzner**

Futurewise recommends adopting the substitute Mietzner Land Company (Docket SW12) amendment. This proposal is consistent with the Snohomish County Comprehensive Plan, VISION 2050, and the Growth Management Act. This proposal will increase opportunities to use transferable development rights, to increase transit-oriented development, to reduce greenhouse gas pollution, and to increase opportunities for more affordable housing.

### **Comments on proposed Ordinance 24-033: The 2024 Comprehensive Plan Update and other Amendments**

#### **Futurewise recommends the adopting Amendment No. 5 to Ordinance No. 24-033: LU 6.B.10 – Wildfire Mitigation**

Futurewise strongly supports Amendment No. 5 which will strengthen protection for people and property from wildfires. The Bolt Creek Fire in 2022, the Suiattle



River fire in 2022, and the Downey Creek Fire in 2020 have shown that Snohomish County is susceptible to large wildfires.<sup>1</sup> A recent study has shown that in the “largest increases to burn probability and fire size are likely to occur in the cooler, wetter northern forests” including the Olympics & Puget Lowlands and the North Cascades.<sup>2</sup> The study included Snohomish County in the Olympics & Puget Lowlands and the North Cascades.<sup>3</sup> The study “points to a rapid acceleration of fire in the coming decades.”<sup>4</sup> The current and increasing fire risk call for improved policies to reduce damage from wildfires. So, Futurewise supports adopting Amendment No. 5 to Ordinance No. 24-033.

### **Futurewise recommends adopting Amendment No. 6 to Ordinance No. 24-033: CRE 2 – Greenhouse Gas Reduction Target**

Futurewise supports Amendment No. 6. This amendment recognizes that the County will achieve its fair share of the greenhouse gas reduction targets. Proposed Policy 2.C.5 sets out measures to help reduce greenhouse gas emissions through building efficiency, a proven method to reduce greenhouse gas pollution.<sup>5</sup>

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<sup>1</sup> Snohomish County Department of Emergency Management, Wildfire Risk Analysis (Aug. 22, 2023, Draft) last accessed on Sept. 10, 2024, at:

<https://storymaps.arcgis.com/stories/eb98d52ca4fd4be694e0474a6fcfd001>.

<sup>2</sup> Alex W. Dye, Matt J. Reilly, Andy McEvoy, Rebecca Lemons, Karin L. Riley, John B. Kim, and Becky K. Kerns, *Simulated Future Shifts in Wildfire Regimes in Moist Forests of Pacific Northwest, USA* 129 JOURNAL OF GEOPHYSICAL RESEARCH: BIOGEOSCIENCES, e2023JG007722 p. 1 of 22 (2024)

<https://doi.org/10.1029/2023JG007722> last accessed on Sept. 9, 2024, at:

<https://www.nwfirescience.org/sites/default/files/publications/JGR%20Biogeosciences%20-%202024%20-%20Dye%20-%20Simulated%20Future%20Shifts%20in%20Wildfire%20Regimes%20in%20Moist%20Forests%20of%20Pacific%20Northwest%20%20USA%20%281%29.pdf> and at the link on page 7 of this letter with the filename: “JGR Biogeosciences - 2024 - Dye - Simulated Future Shifts in Wildfire Regimes in Moist Forests of Pacific Northwest USA.pdf.”

<sup>3</sup> *Id.* p. 4 of 22.

<sup>4</sup> *Id.* p. 1 of 22.

<sup>5</sup> A. Allouhi, Y. El Fouih, T. Kousksou, A. Jamil, Y. Zeraoui, Y. Mourad, *Energy consumption and efficiency in buildings: current status and future trends* 109 JOURNAL OF CLEANER PRODUCTION 118, pp. 126 – 28 (2015) last accessed on Sept. 10, 2024, at:

[https://d1wqtxts1xzle7.cloudfront.net/103930555/Energy\\_20consumption\\_20and\\_20efficiency\\_20in\\_20buildings\\_20current\\_20status\\_20and\\_20future\\_20trends-libre.pdf?1688225867=&response-content-disposition=inline%3B+filename%3DEnergy\\_consumption\\_and\\_efficiency\\_in\\_bui.pdf&Expires=1726014852&Signature=GP2owW-9o425bW3rrr7-T8fpCeN~aqJlkZEe4iQzy3k6rLgffRJPgomiJdc9vcCC3xx2qmurFCqewXfyw7D3XFjuVhLDmmD-bum-RwtA6B7M99aMQEvpSmZQ~Ijlep04KgaSvIXIGYUqcpXHHNEl~ELTp2JTYQ15ler85xgoZH8X9XQccxj](https://d1wqtxts1xzle7.cloudfront.net/103930555/Energy_20consumption_20and_20efficiency_20in_20buildings_20current_20status_20and_20future_20trends-libre.pdf?1688225867=&response-content-disposition=inline%3B+filename%3DEnergy_consumption_and_efficiency_in_bui.pdf&Expires=1726014852&Signature=GP2owW-9o425bW3rrr7-T8fpCeN~aqJlkZEe4iQzy3k6rLgffRJPgomiJdc9vcCC3xx2qmurFCqewXfyw7D3XFjuVhLDmmD-bum-RwtA6B7M99aMQEvpSmZQ~Ijlep04KgaSvIXIGYUqcpXHHNEl~ELTp2JTYQ15ler85xgoZH8X9XQccxj)

Policy 2.C.6 calls for updated regulations to facilitate the construction and installation of new energy transmission and storage infrastructure to aid in the clean energy transition. We support the amendment to goal CRE 2 and policies 2.C.5 and 2.C.6.

### **Futurewise recommends adopting Amendment No. 7 to Ordinance No. 24-033: UC 5.7 – Urban Core Parking**

Futurewise strongly supports Amendment No. 7 to Ordinance No. 24-033. Reducing or eliminating parking makes housing more affordable.<sup>6</sup> A study using American Housing Survey data found that “[m]inimum parking requirements in municipal zoning codes drive up the price of housing ....”<sup>7</sup> The study authors wrote:

We find that the cost of garage parking to renter households is approximately \$1,700 per year, or an additional 17% of a housing unit’s rent. In addition to the magnitude of this transport cost burden being effectively hidden in housing prices, the lack of rental housing without bundled parking imposes a steep cost on carless renters—commonly the lowest income households—who may be paying for parking that they do not need or want. We estimate the direct deadweight loss for carless renters to be \$440 million annually. We conclude by suggesting cities reduce or eliminate minimum parking

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[mRrqYDEnaIlgG5y87gtia3-62yL3HZt18TmiAUNck5ekAxS~PJHds82UNavzhWzcAcM-XwPooGqFKQc-3dKEmmhuV-wfcwja6cmepRnV1sh4m5pFM3WAlPq~q~RENWO3XRTN9Z3vOIXdoTFIfocXHdiqbZrFgKnoSU9Q & Key-Pair-Id=APKAJLOHF5GGSLRBV4ZA](https://www.futurewise.org/~/media/Files/2024/09/11/2024-09-11-Futurewise-Comments-on-Amendments-to-the-2024-Comprehensive-Plan-and-Development-Regulations-Update.pdf) and at the link on page 7 of this letter with the filename: “Energy\_consumption\_and\_efficiency\_in\_bui.pdf.”

<sup>6</sup> National Academies of Sciences, Engineering, and Medicine, *Effects of TOD on Housing, Parking, and Travel* p. 6 (Washington, DC: The National Academies Press: 2008) last accessed on Aug. 15, 2024, at <https://doi.org/10.17226/14179> and in at the link on page 7 of this letter with the filename: “14179.pdf.”

<sup>7</sup> C. J. Gabbe & Gregory Pierce, *Hidden Costs and Deadweight Losses: Bundled Parking and Residential Rents in the Metropolitan United States* 27 HOUSING POLICY DEBATE 217, 217 (2017) (page 2 in the enclosed version) last accessed on Aug. 15, 2024, at: <https://scholarcommons.scu.edu/cgi/viewcontent.cgi?article=1040&context=ess> and at the link on page 7 of this letter with the filename: “Hidden costs and deadweight losses\_ Bundled parking andresidentia.pdf.” Housing Policy Debate is peer reviewed. Housing Policy Debate Aims and scope webpage last accessed on Aug. 15, 2024, at: <https://www.tandfonline.com/action/journalInformation?show=aimsScope&journalCode=rhpd20> and at the link on page 7 of this letter with the filename: “Housing Policy Debate About this Journal webpage.pdf.”

requirements, and allow and encourage landlords to unbundle parking costs from housing costs.<sup>8</sup>

Parking reforms work. A peer reviewed study of Seattle’s parking reforms showed “that (1) minimum parking requirements constrain developers, though not uniformly; and (2) reducing requirements leads to less parking provision, and presumably cost savings for developers and lower housing prices for consumers. These findings highlight the impact that policymakers can have by reducing or eliminating off-street parking requirements.”<sup>9</sup> “Seattle developers built 40% less parking than would have been required prior to the reforms, resulting in 18,000 fewer parking spaces and saving an estimated \$537 million.”<sup>10</sup>

Removing minimum parking requirements is not just for large cities. On August 13, 2024, the City of Spokane permanently removed mandatory parking minimums, “a move councilmembers hope will spur new development.”<sup>11</sup> Port Townsend, Washington also eliminated parking requirements earlier this year.<sup>12</sup>

For these reasons, Futurewise strongly recommends adopting Amendment No. 7 to Ordinance No. 24-033. It is an effective way to make housing more affordable and affordable housing more feasible.

## Comments on proposed Ordinance No. 24-065: Concerning Urban Zone Regulations including Adoption of Mixed Use Corridor (MUC) Regulations

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<sup>8</sup> C. J. Gabbe & Gregory Pierce, *Hidden Costs and Deadweight Losses: Bundled Parking and Residential Rents in the Metropolitan United States* 27 HOUSING POLICY DEBATE 217, 217 (2017) (page 2 in the enclosed version).

<sup>9</sup> C.J. Gabbe, Gregory Pierce, Gordon Clowers, *Parking policy: The effects of residential minimum parking requirements in Seattle* 91 LAND USE POLICY 104053, 104053 (Feb. 2020) last accessed on Aug. 15, 2024, at: <https://www.sciencedirect.com/science/article/abs/pii/S0264837718312870>. Land Use Policy is peer reviewed. *Id.*

<sup>10</sup> *Id.*

<sup>11</sup> Adam Schwager, *City Council removes parking minimums for new developments* webpage (NonStop Local Multimedia: Aug. 13, 2024), last accessed on Aug. 15, 2024, at: [https://www.khq.com/news/city-council-removes-parking-minimums-for-new-developments/article\\_def8fo14-59dd-11ef-af00-b71937c8888c.html](https://www.khq.com/news/city-council-removes-parking-minimums-for-new-developments/article_def8fo14-59dd-11ef-af00-b71937c8888c.html).

<sup>12</sup> Catie Gould, *Twice As Many Small Towns Have Eliminated Parking Mandates As Large Cities: Three hometown stories show why parking reform is for everyone* Sightline Institute website (Sept. 4, 2024) last accessed on Sept. 10, 2024, at: <https://www.sightline.org/2024/09/04/twice-as-many-small-towns-have-eliminated-parking-mandates-as-large-cities/>.



**Futurewise recommends denying Amendment Sheet 1 to Ordinance No. 24-065: Permitting Mini Self-Storage in Mixed Use Corridor**

The intent of the Mixed Use Corridor (MUC) zone is to provide a “zone along state routes and county arterials in the Urban Core Subarea that allows a mix of high-density residential, office, and commercial uses with public and community facilities and pedestrian connections.”<sup>13</sup> Mini self-storage is a heavy commercial or light industrial use that often has a low intensity although some mini self-storage facilities can be multistory. According to the Self Storage Association:

A typical storage facility might be on approximately 2.5 to 5 acres with five to seven one-story drive up buildings, possibly one to two story buildings, with a good unit size mix of (forty to eighty-thousand square feet of rentable space), large roll-up doors and direct drive-up access to conventional outside units. It may also offer outside parking for boats and motor vehicles.<sup>14</sup>

This use is inconsistent with the high-density intent of the Mixed Use Corridor (MUC) zone. It is accessed by motor vehicles, is low intensity, and generally not accessed by pedestrians. Mini self-storage facilities interrupt the pedestrian flow along shopping streets both because they need curb cuts and because they are large uses without goods or services that are accessed by walking, bicycling, and transit. These large low intensity uses reduce the overall intensity of uses in an area. For these reasons, Futurewise recommends that mini self-storage facilities not be included as a permitted or conditional use in the Mixed Use Corridor (MUC) zone and that Amendment Sheet 1 to Ordinance No. 24-065 be denied.

**Futurewise recommends the adoption of Amendment No. 2 to Ordinance No. 24-065: Permitting Farm Product Processing and Farm Stands 401 to 5,000 square feet on publicly owned lands in the MUC zone**

In contrast with mini self-storage facilities, farm stands can attract walking, bicycle, and transit trips although they will also support trips by car. The farm processing facility will be served by trucks. While farm stands processing facilities are also low density, that is ameliorated as the farm stands and processing

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<sup>13</sup> Proposed Snohomish County Code (SCC) 30.21.025(1)(f).

<sup>14</sup> Self Storage Association, *An Introduction To Self Storage* p. 2 last accessed on Aug. 11, 2024, at: <https://www.pnrc.net/wp-content/uploads/2011/08/An-introduction-to-self-storage.pdf> and at the link on page 7 of this letter with the filename: “An-introduction-to-self-storage.pdf.”



facilities will be on publicly owned lands and can collocate with public uses. Farm stands support the pedestrian character of the zone and are sources of fresh and healthy local food. We recommend that Amendment No. 2 to Ordinance No. 24-065 be adopted.

Thank you for considering our comments. If you require additional information, please contact me at telephone 206-343-0681 or email: [tim@futurewise.org](mailto:tim@futurewise.org).

Very Truly Yours,



Tim Trohimovich, AICP  
Director of Planning and Law

Enclosures included at the following link:

<https://futurewiseorg.sharepoint.com/:f/g/Eq51W3shpzlDhBwZgCiyKgABCEPEAMNOROpwB54baWeEDA?e=fittKs>

**Please add the following documents to the record of the 2024 comprehensive plan update:**

Alex W. Dye, Matt J. Reilly, Andy McEvoy, Rebecca Lemons, Karin L. Riley, John B. Kim, and Becky K. Kerns, *Simulated Future Shifts in Wildfire Regimes in Moist Forests of Pacific Northwest, USA* 129 JOURNAL OF GEOPHYSICAL RESEARCH: BIOGEOSCIENCES, e2023JG007722 (2024) <https://doi.org/10.1029/2023JG007722> available at the link on page 7 of this letter with the filename: "JGR Biogeosciences - 2024 - Dye - Simulated Future Shifts in Wildfire Regimes in Moist Forests of Pacific Northwest USA.pdf."

A. Allouhi, Y. El Fouih, T. Kousksou, A. Jamil, Y. Zeraouli, Y. Mourad, *Energy consumption and efficiency in buildings: current status and future trends* 109 JOURNAL OF CLEANER PRODUCTION 118 (2015) available at the link on page 7 of this letter with the filename: "Energy\_consumption\_and\_efficiency\_in\_bui.pdf."

Self Storage Association, *An Introduction To Self Storage* available at the link on page 7 of this letter with the filename: "An-introduction-to-self-storage.pdf."

**Hickey, Lisa**

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**From:** RoEL CruZ <cruzer6464@yahoo.com>  
**Sent:** Friday, September 13, 2024 12:29 AM  
**To:** Contact Council  
**Subject:** WCW/Kenmore Gun Range Re-Zone

Dear Councilmembers:

I am writing asking you to oppose the re-zone of the WCW Shooting Sports/Kenmore Gun Range, 1031 228th St. SW Bothell, that you are voting on this Wednesday.

We realize many backdoor deals are being considered in this re-zone, and we are asking you to do the right thing for the constituents you represent, and remove this property from the overall 2024 Comprehensive Plan.

Please keep the WCW property as R-9600 zoning.

Thank you,  
Elmer Cruz  
Bothell

Please make me a party of record so I receive future notifications.

Sent from my iPhone

## Hickey, Lisa

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**From:** Titcomb, Sarah  
**Sent:** Monday, September 16, 2024 9:58 AM  
**To:** Hickey, Lisa  
**Subject:** FW: Potential UGA Expansions - Snohomish County

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Morning – additional 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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Titcomb, Sarah  
**Sent:** Monday, September 16, 2024 9:57 AM  
**To:** Ed Wendling <[ewending@windermere.com](mailto:ewending@windermere.com)>  
**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](mailto: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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Ed Wendling <[ewendling@windermere.com](mailto:ewendling@windermere.com)>  
**Sent:** Friday, September 13, 2024 4:39 PM  
**To:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto: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](mailto: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 11<sup>th</sup>. They can be reached directly by emailing [Contact.Council@co.snohomish.wa.us](mailto: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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Ed Wendling <[ewendling@windermere.com](mailto:ewendling@windermere.com)>  
**Sent:** Friday, September 6, 2024 2:02 PM  
**To:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto: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.

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](mailto: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 30<sup>th</sup> 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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Ed Wendling <[ewendling@windermere.com](mailto:ewendling@windermere.com)>  
**Sent:** Friday, April 26, 2024 3:26 PM  
**To:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto: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

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**From:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto:Sarah.Titcomb@co.snohomish.wa.us)>  
**Sent:** Monday, August 14, 2023 10:10 AM  
**To:** Ed Wendling <[ewendling@windermere.com](mailto: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 43<sup>rd</sup> and 45<sup>th</sup> outside of Bothell. All docket requests (requests made my

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 43<sup>rd</sup> 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 6<sup>th</sup>, and two in person public meetings are scheduled to discuss and comment on the DEIS on September 12<sup>th</sup> from 5 – 8pm at the PUD offices in Everett, and September 23<sup>rd</sup> 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](mailto:Sarah.Titcomb@snoco.org)

she/her/hers

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## Hickey, Lisa

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**From:** Titcomb, Sarah  
**Sent:** Monday, September 16, 2024 3:14 PM  
**To:** zach@znaconstruction.com  
**Cc:** Hickey, Lisa  
**Subject:** 2024 Comprehensive Plan Update

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Afternoon,

We just spoke on the phone about the potential rezone of two properties. The Executive Recommended Plan zoning and future land use designation maps can be found [here](#), and more information about the 2024 Update more generally can be found on the project website [here](#). The bulk regulations we talked about (including standard minimum lot widths in SCC 30.23.032, and lot size averaging requirements in SCC 30.23.210) can be found within [Chapter 30.23 SCC](#).

Finally, the County Council meeting schedule is located online [here](#) and run by Council staff. The next public hearing on the 2024 Update will be held on October 2<sup>nd</sup>, and the agenda for this meeting will likely be posted early next week.

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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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## Hickey, Lisa

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**From:** 2023Update@snoco.org, SCD-  
**Sent:** Thursday, September 19, 2024 9:41 AM  
**To:** Hickey, Lisa  
**Cc:** Howard, Nathan  
**Subject:** FW: Secondary entrance and exit onto SR530, Darrington.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Morning,

Below is a recent public comment received via the 2024 Update email account.

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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Tyller Boomgaarden <tyllerboom@gmail.com>  
**Sent:** Wednesday, September 18, 2024 11:32 AM  
**To:** 2023Update@snoco.org, SCD- <2024Update@snoco.org>  
**Subject:** Secondary entrance and exit onto SR530, Darrington.

Hello,

My name is Tyller Boomgaarden, I have a suggestion I wish to make.

Darrington is one of the poorer places within Snohomish County. It is also a place fought with hazards and past tragedy. My submission is in the hopes of mitigation of potential hazards and dangers. Several months ago a logging truck flipped over, causing delays for getting onto SR530. I am requesting it be put into consideration that a secondary entrance and exit be made, to reduce the risk of citizens not being able to travel into and out of town. For example, that aforementioned logging truck, if it had fallen several feet West from where it landed, all traffic would halt. The same would be true headed East (directionally North from town) onto 530. With that said, a secondary entrance and exit can also expand the towns available housing, and help people move in. Seamen St, is the major artery into and off of 530 and can be easily blocked by existing traffic, this traffic is likely to increase with the up and coming wood innovation center.

Thank you for your time,

TCB

## Hickey, Lisa

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**From:** Titcomb, Sarah  
**Sent:** Monday, September 23, 2024 2:14 PM  
**To:** Hickey, Lisa  
**Subject:** FW: Comprehensive Plan zoning for property @ 19716-61st AVE. SE, Snohomish, WA., 98296

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Another 2024 Update public 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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Titcomb, Sarah  
**Sent:** Monday, September 23, 2024 2:14 PM  
**To:** Gordon Bailey <gabailey1970@live.com>  
**Subject:** RE: Comprehensive Plan zoning for property @ 19716-61st AVE. SE, Snohomish, WA., 98296

Good Afternoon,

Thank you for reaching out. The property listed in your email below is zoned R-5, and there is not a current proposal to change the zoning. I will forward your email to County Council staff as they are still receiving public comments on the Comprehensive Plan update. Their next scheduled public hearing is October 2<sup>nd</sup> where they will continue to discuss proposed zoning changes. The Council will make ultimate decisions on what gets adopted within the Comprehensive Plan, including zoning, likely be the end of the year. The October 2<sup>nd</sup> meeting will be hybrid, and call-in information as well as an agenda will be available soon on the [Council schedule webpage](#).

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](mailto:Sarah.Titcomb@snoco.org)  
she/her/hers

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**From:** Gordon Bailey <[gabailey1970@live.com](mailto:gabailey1970@live.com)>

**Sent:** Monday, September 23, 2024 1:17 PM

**To:** Titcomb, Sarah <[Sarah.Titcomb@co.snohomish.wa.us](mailto:Sarah.Titcomb@co.snohomish.wa.us)>

**Subject:** Comprehensive Plan zoning for property @ 19716-61st AVE. SE, Snohomish, WA., 98296



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

Dear Sarah,

My name is Gordon Bailey and my wife's name is Shawn, and we are 3<sup>rd</sup> generation Bothell/Woodinville area residents currently residing at the above address for the last 45 years. When we purchased our 5 acre lot in 1978 it was zoned R-2.3 and we had plans to short plat the 5 acres at some point in the future as part of our retirement. In 1996 our property was up zoned to R-5, taking away that possibility for another 28 years.

We are at the point in our lives (age 72 and 70) where we physically need to retire and stop working. We had hoped the current rezone plans would again give us the opportunity to sell that bottom portion of our property, pay off our mortgage, and retire in the home we built 44 years ago (and the only home our 7 kids and their spouses, and the 11+ grandchildren know). We would like to stay here, but that will be impossible with the current property taxes, mortgage, and medical insurance.

My grandparents moved to the Northshore area in 1903, taking a paddlewheel boat across Lake Washington and up the Sammamish (Squak) Slough to Woodinville because there were no good roads to Bothell or Woodinville at that time. They are all buried in the Bothell cemetery, and I have a deep connection to this community and my heretage. We live just 2 miles north of their Grace (Woodinville) homestead.

I can walk to the bottom of my property going west and look out over 33 - ½ to ¾ acre homesites and homes, and ½ mile to the east are 2-1/2 acre parcels and homes, and a little further to the east just across Hwy. 9 are 1 acre homesites with homes. I hope the planning commission has taken the unfairness of this situation into account as they planned the rezone and Comprehensive plan, and if they didn't, shame on them. No one seems to mind raising our property taxes to where we are paying a \$1,00.00 a month to the government just to live in our home on our land, and it just keeps going up. We make over the amount to qualify for a tax break, and if I stop working to meet that threshold, I can't afford the taxes, insurance, and mortgage with anything left to live on, as a government annuity is not that generous and our Social Security benefits are radically reduced because of it.

I would like to leave a legacy to the community in my family's name and have suggested donating 2.3 acres to the county for a park or natural zone in exchange for the county's approval for dividing the rest into 2 building lots, one to sell and one to live on, but there seems to be no interest from the Parks Dept. currently, and my options are running out. I notice there are a few zoning exceptions in our area on the current map, and I would hope to see the county make a few more to help others in similar situations as mine. Please let me know where the current zoning plans are at, and if there is any possibility to make some minor changes before it is voted on and approved.

Anyway, thanks for letting me vent some of my frustrations and share some of my hopes and dreams.

Sincerely,



Gordon and Shawn Bailey and Family.

Sent from [Mail](#) for Windows