

Hickey, Lisa

From: Debbie Wetzel <debbieleewetzel@gmail.com>
Sent: Monday, December 16, 2024 3:45 PM
To: Mead, Jared; Low, Sam; Nehring, Nate; Dunn, Megan; Peterson, Strom
Subject: DO NOT PASS ORDINANCE 24-097



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

Please table Ordinance 24-097 regarding wetland and critical areas.

No studies have been done by the County to show the adverse effects that will occur from reducing wetland buffers by 50% damaging our overall environment and eco-systems.

Please educate yourself, PDS, and the Council more fully on the negative effects this Ordinance would have: salmon spawning areas damaged, flooding of properties, and roads from the impact of having lessened the amount of wetland areas, and much more.

We must stop this inordinate push to favor developers while destroying existing neighborhoods, flora and fauna, and infrastructure that can be sorely affected by this planned 50% reduction.

It seems that the Council threw us a bone (after all, we are the barking dogs) with the Urban Tree Canopy since they now want to destroy the wetland properties any which way possible to appease big developers. This is seriously getting out-of-hand, and it is obvious that the Master Builders/Toyer Strategies (they lobby you guys like you're big-wigs at high-level government), and big developers own our County, not the residents. Or should I say an Oligarch? The definition is a small group of people who are in power, to the detriment of the greater good. As the saying goes: If the shoe fits....

The corruption within the County is finally reaching public exposure. This is evidenced by the mass exodus of top-level employees within PDS, since they refuse to do the bidding of developers. When is the Council going to do the right thing for the taxpaying real people that live here, not the big companies that destroy everything in their wake in the name of money? Local residents don't have big money lobbyists that wine and dine you to do our bidding—we rely on you, our elected officials to do your jobs in the best interests of the citizens, just like you all promised when you ran for your position.

Do not pass Ordinance 24-097 forward to the Council. Please do the right thing for the people, for once.

--

I remain,
Deborah Wetzel
206-261-0941

Hickey, Lisa

From: greg ferguson <gghhff@me.com>
Sent: Tuesday, December 17, 2024 8:34 AM
To: Contact Council; Nehring, Nate; Dunn, Megan; Peterson, Strom; Mead, Jared; Low, Sam
Subject: Proposal to cut wetland buffer sizes



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

Snohomish County Planning and Community Development Committee,

Cut the size of wetland buffers in half? NO!

Require that wetlands be fenced? YES!

A large buffer is critical to the functioning of wetlands. They shield wetlands against pollutants like fertilizers, pesticides, tire dust, heavy metals, and oil. Their size is an important part of their ability to provide this protection.

As stated in Wetlands in Washington State – Volume 2: Guidance for Protecting and Managing Wetlands, Washington Department of Ecology, 2005:

The literature confirms that for improving water quality (e.g., sediment removal and nutrient uptake) there is a non-linear relationship between the width of the buffer and increased effectiveness in water quality improvement. Sediment removal and nutrient uptake are provided at the greatest rates within the immediate outer portions of a buffer (nearest the source of sediment/nutrient), with increasingly larger widths of buffers required to obtain measurable increases in those functions beyond this initial removal.

We need **larger** buffers, not smaller ones (150 to 200 ft buffers remove 80% of pollutants). A proposal like cutting buffer sizes in half requires that a thorough environmental impact statement be prepared and evaluated through a public process.

Also according to Ecology, fences can help prevent the decline of wetlands. Snohomish County code should **require** the construction of fences around all wetlands unless it can be demonstrated that they do not preserve wetland function.

Regards,
Greg Ferguson, PE
Sierra Club
Edmonds Steward
Climate Advisory Board

Hickey, Lisa

From: Linda Gray <lgn899a@gmail.com>
Sent: Tuesday, December 17, 2024 12:31 PM
To: Low, Sam; Mead, Jared; Nehring, Nate; Dunn, Megan; Peterson, Strom
Cc: Deborah L Wetzel; Michael Whitney
Subject: Re: OBJECTION TO PROPOSED ORDINANCE 24-097



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

Dear Councilmembers - I concur with both Bill Lider and Debbie Wetzel. Thank you - Linda Gray

On Tue, Dec 17, 2024 at 9:03 AM Debbie Wetzel <debbieleewetzel@gmail.com> wrote:

First, I would like to say that I concur with William Lider and FutureWise in their position on this ordinance.

Here we go again. At the 11th hour, probably in hopes that no one would notice, the Planning Commission notified us that an ordinance proposing a reduction in wetland buffers has been submitted. This would be catastrophic for our local environment. Clearly, this has been submitted by the developers who seem to rule our county.

Where is the evidence that passing this ordinance would not have any adverse effect on the environment, either short-term or long-term? Unless and until the County can provide us with concrete proof, this ordinance must be tabled.

Prior to moving forward to hearing on the proposed buffer width reduction scheme, PDS must provide evidence in the form of studies to demonstrate that a 50% reduction in wetland buffer widths will not adversely affect the wetlands in Snohomish County.

--

I remain,
Deborah Wetzel
206-261-0941

Hickey, Lisa

From: Joan Smith <joan.a.smith@gmail.com>
Sent: Thursday, January 2, 2025 8:20 AM
To: Dunn, Megan; Mead, Jared; Somers, Dave J; Low, Sam; Peterson, Strom; Nehring, Nate
Subject: Revising Critical Areas Ordinance



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

Dear Snohomish County Council Members,

Please do not undo all the fine work that went into passing the Comprehensive Plan 2024! I urge the Council to reject the amendments to Ordinance No. 24-097 and instead adopt improved critical areas provisions to better protect rivers and streams and wetlands. I support management of land as a finite resource not as a commodity, since land ownership, whether public or private, carries responsibility for stewardship. These proposed amendments to Ordinance No. 24-097 will damage the functions of critical areas, streams, and lakes in Snohomish County.

Placing critical areas and buffers and building and maintaining fencing to protect buffers are valuable methods of maintaining buffers, but they do not add enough protection to the buffers to justify the buffer reductions.

Allowing buffer averaging that allows buffers to be reduced to 50 percent of the buffer and no less than 25 feet is inconsistent with the best available buffer science and state agency recommendations.

The Amendment Sheet No. 1 amendments on pages 2 and 3 reinstating the allowance for developing non-riparian Category II and III wetlands smaller than 5,000 square feet, and non-riparian Category IV wetlands smaller than 10,000 square feet with wetland reports or mitigation for wetland and habitat loss is not consistent with best available science and violates the Growth Management Act.

Please reject these amendments to Ordinance No. 24-097

Sincerely,

Joan Smith
14106 64th Ave. W.
Edmonds, WA 98026
(425) 787-9598

Hickey, Lisa

From: ANN CHRISTIANSEN <wethreecs@msn.com>
Sent: Thursday, January 9, 2025 11:25 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the D

Sincerely,
ANN CHRISTIANSEN
626 Main St
Edmonds, WA 98020

Hickey, Lisa

From: John Spencer <jmspencer@gmail.com>
Sent: Friday, January 10, 2025 8:27 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the D

Sincerely,
John Spencer
22620 93rd Place West
Edmonds, WA 98020

Hickey, Lisa

From: Alexis Bacharach <biglily7@gmail.com>
Sent: Saturday, January 11, 2025 4:27 PM
To: Nehring, Nate; Dunn, Megan; Low, Sam; Peterson, Strom
Subject: Fwd: Ord 24-097



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

Sent from my iPhone

Begin forwarded message:

From: Alexis Bacharach <biglily7@gmail.com>
Date: January 11, 2025 at 4:20:58 PM PST
To: jared.mead@snoco.org
Subject: Ord 24-097

Dear Councilman Mead, I'm a 17-year resident of the Meadowcreek neighborhood at the base of Nike Hill. I can tell you reducing wetland buffers to allow additional development will negatively impact wildlife and area residents. Residential growth over past decade has dramatically impacted traffic on 228th. My morning commute to Woodinville has grown from 20 minutes to 45 minutes due to backups on both sides of Nike Hill. Development has pushed wildlife into surrounding areas. Bobcats and coyotes are routinely spotted roaming the area—daytime and nighttime. Not only is this dangerous for the wildlife, it's dangerous for residents' pets. New missing pet posters are constantly posted. In our neighborhood. I grew up in the woods on Holmes Point Drive where you expect to see wildlife. Until this year, I'd never seen a bobcat in the wild. Now, they frequently cross the street in front of my house. It's sad. I remember when this kind of thing only happened to people on Cougar Mountain. They'd be on the news complaining about the cougars, and you'd wonder if they checked the name of the mountain before they built houses on it. I live on a hill named after a missile. What we're experiencing is not a nature problem. It's a development problem. At what point will the County Council listen to residents? We've been begging you to improve roads and slow down development for 15-plus years. When will you actually care about our quality of life. We pay enough in property taxes. Shouldn't that count for something? Reducing wetland buffers to accommodate development is bad for everyone who lives in the affected areas. Please don't do this. Also, scheduling public hearings at 10:30 in the morning sends a message that you don't care what people have to say. Please take a drive down 228th between 8 and 10 a.m. and between 3:30 and 5:30 p.m.

Sincerely, Alexis Bacharach
Sent from my iPhone

Hickey, Lisa

From: Penny Crispin <pcrispin@gmail.com>
Sent: Saturday, January 11, 2025 8:41 AM
To: Nehring, Nate; Dunn, Megan; Peterson, Strom; Mead, Jared; Low, Sam
Subject: Critical Areas Regulations Ordinance



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

Hello council members,

I urge you to reject proposed amendments to the Critical Areas Regulations ordinance.

I am stunned and disheartened that we continue "business as usual" approaches to development, even in the face of collapsing ecosystems, devastating biodiversity loss, and climate change.

As a trained city and regional planner and a conservation professional, I ask you to consider that every square foot of natural space that you remove, especially critical area, you (or someone else) will spend exponential amounts of money mitigating the effects of its loss: stormwater runoff increase, harm to animal and plant life, and degraded water quality just to begin.

A fence achieves nothing that a riparian buffer is designed for. This ordinance and its approach sacrifice everything that nature provides - life-sustaining eco-services and the extensive wellness benefits to humans - without even trying to sell you on the points of other living things having rights to live and thrive independently of their benefits to humans.

Please take the time to think more creatively about this problem. Consult planners and conservation experts who have expertise in better approaches to development and addressing the housing crisis. We owe it to ourselves and to the future we want to create.

Thank you,

Penny Crispin

Lake Stevens, WA

Hickey, Lisa

From: William Derry <President@pilchuckaudubon.org>
Sent: Saturday, January 11, 2025 11:48 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

As President of Pilchuck Audubon Society our Board has authorized me to provide the following comments. It is hard to believe that the Snohomish County Council would be considering reducing critical area buffers when our salmon and Orcas are listed as threatened or endangered and the County is investing in efforts to restore salmon habitat. And at a time when three billion birds, almost 30% of North American birds have been lost due to habitat loss in the last 50 years. These include the very birds that use wetland buffers in Snohomish County. The County should be increasing its protection of habitat not reducing it. The County already is not basing its critical area ordinances on science but instead on pressure from developers.

Don't be fooled by the claims that reducing critical area boundaries will support affordable housing. It will only allow developers to build a few more large, high-priced homes.

We recommend the following.

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to prevent more declines in salmon stocks and the southern resident orcas.
2. Designate Washington State Department of Fish and Wildlife (WDFW) priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on WDFW's Management Recommendations to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources, Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands harms both wetlands and fish and wildlife habitats.
7. Do not delete the current requirement to include site plans for fish and wildlife habitats within the width of the widest potential buffer. This proposed change will allow inadvertent damage to fish and wildlife habitats and buffers.
8. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
9. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Sincerely,
William Derry
16107 74th Pl W
Edmonds, WA 98026

Hickey, Lisa

From: John& Kathy Dewhirst <dewhirstjk@gmail.com>
Sent: Saturday, January 11, 2025 2:59 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
John& Kathy Dewhirst
22311 98th Ave W
Edmonds, WA 98020

Hickey, Lisa

From: George Gerity <gmikegrt@gmail.com>
Sent: Saturday, January 11, 2025 9:23 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
George Gerity
1180 Matterhorn Loop
Camano Island, WA 98282

Hickey, Lisa

From: Tammy Harken <harken@msn.com>
Sent: Saturday, January 11, 2025 3:34 PM
Cc: Mead, Jared; Nehring, Nate; Dunn, Megan; Low, Sam; Peterson, Strom
Subject: Ordinance 24-097



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

Dear Snohomish Council Members,
Please note for the record, that I am in opposition to the passage of Ordinance 24-097. We are already doing great harm to our environment and natural habitat with the high density building that is happening. This will only make things worse.
Thank you,
Tamara Harken

Hickey, Lisa

From: Debbie & Jeff Hutchinson <jbulliefan@aol.com>
Sent: Saturday, January 11, 2025 11:02 AM
To: Low, Sam
Subject: Fw: 24-097 Please oppose



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

Councilmember Low

Please note as homeowners in the vicinity, we hope you will join us in opposing the approval of 24-097 and its direct affects.

thank you,
Deborah and Jeffrey Hutchinson
Wandering Glen, Bothell, WA

Hickey, Lisa

From: Lorelette Knowles <lmerylk@gmail.com>
Sent: Saturday, January 11, 2025 1:38 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Lorelette Knowles
1010 Hoyt Ave Apt 4
Everett, WA 98201

Hickey, Lisa

From: Hali Langton <halimcgrath@gmail.com>
Sent: Saturday, January 11, 2025 9:17 AM
To: Low, Sam
Subject: Please vote no!



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

Hi Sam,

Just saw this article in the Everett Herald - https://www.heraldnet.com/news/critics-question-proposed-amendments-to-habitat-ordinance/?utm_source=WhatCounts%20Email&utm_medium=Daily%20HeadlinesEvent%20-%20Subs&utm_campaign=Morning%20Headlines%20-%20Subs

I remember our conversation at Starbucks last summer, so I hope you're still going to bat for us and will vote no.

Sincerely, Hali (& Tim) Langton

Hickey, Lisa

From: Judith Lowell <jlorganicjudy@gmail.com>
Sent: Saturday, January 11, 2025 5:46 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Judith Lowell
7915 Upper Ridge Rd
Everett, WA 98203

Hickey, Lisa

From: Carol McMahon <54.cmac@gmail.com>
Sent: Saturday, January 11, 2025 12:55 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Carol McMahon
7105 190th St SW
Lynnwood, WA 98036

Hickey, Lisa

From: Delma Moreno <deema1979@gmail.com>
Sent: Saturday, January 11, 2025 4:01 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Delma Moreno
664 Lakewood street
Detroit, MI 48215

Hickey, Lisa

From: Patti Olsen <patti.olsen062@gmail.com>
Sent: Saturday, January 11, 2025 8:32 AM
To: Low, Sam
Subject: Wetland buffer reduction



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

Dear Mr. Low,

I am quite concerned about the proposal from Jared Mead and Nate Nehring to reduce the buffers around wetlands, and especially the plan to relieve builders from having to do scientific studies or come up with mitigation plans.

WHY would we do that? I understand about the housing shortage, but we are already suffering from the traffic situation out here in unincorporated Snohomish County, with funds for widening 522 being diverted to culverts.

We have so many new developments and the builders have done NOTHING to help with roads to support the additional traffic.

Then we have the trucks from DTG, one truck every 2 minutes coming out of, or going into DTG on Yew way. As counted by Hearing Examiner Peter Camp last year.

Please consider the quality of life for people and animals living near wetlands and vote against this proposal.

Sincerely,
Patti Olsen

Sent from my iPhone

Hickey, Lisa

From: Laurel Slaninka <laurelgarden@gmail.com>
Sent: Saturday, January 11, 2025 10:57 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Laurel Slaninka
32228 - 124th ST S.W.
Sultan, WA 98294

Hickey, Lisa

From: Genny Smith <gennyleesmith4@gmail.com>
Sent: Saturday, January 11, 2025 9:18 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

As a City of Sultan resident in Snohomish County I am deeply concerned about lack of protections for our critical areas, wildlife, ecosystems as well as all residents being at risk of wildfires, landslides and floods.

I also support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.

10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for your consideration,
Genny Smith
City of Sultan resident.

Sincerely,
Genny Smith
32624 Marguerite LN
Sultan, WA 98294

Hickey, Lisa

From: Gladys Wehland <gsno1960@gmail.com>
Sent: Saturday, January 11, 2025 8:53 AM
To: Low, Sam; Klein, Ken
Subject: Vote No -on wetland Buffers



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

Sam,

Our wetlands have been destroyed by DTG recycling Dump. The air smells bad, The streams are polluted, plus The noise is atrocious.. If you not seen this first hand, you would not believe what the environment looks like from they changed the whole topography has been Degraded. It's really a shame!!!

My neighbor's and I are requesting that you - Vote NO on removing this buffer.

We have so many incidents of not having - The environment first, especially with climate change - Vs money for development that Leave with there message to clean up.

"Snohomish County Council will likely decide on Wednesday if buffers to wetlands, streams and other critical habitats will be cut in half for development opportunities.

For the past year, the Washington State Department of Ecology has worked with Snohomish County's Planning and Development Services to help update the Critical Area Regulations ordinance, which cover wetlands, fish and wildlife conservation areas, geologically hazardous areas, aquifer recharge areas and some flood hazard areas.

Tom Murdoch, executive director of Adopt a Stream Foundation, a Pacific Northwest riparian education and restoration nonprofit, sent a letter to followers, detailing potential consequences if the proposed amendments passed.

"Anyone concerned about the mother orca carrying her dead baby around should be concerned about Snohomish County decreasing wetlands protections," he said on Jan. 6."

Gladys Wehland

206-818-1960

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 2:03 PM
To: Contact Council
Subject: Fw: Ordinance 24-097

From: Adawna Windom
Sent: Saturday, January 11, 2025 5:02 PM
To: Dunn, Megan ; Low, Sam ; Peterson, Strom
Cc: Joan Thomas
Subject: Ordinance 24-097



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

Dear Councilmembers,

I am writing to ask you not to pass Ordinance 24-097 especially with the amendments introduced by Councilmembers Mead and Nehring.

The introduced language in the amendments allows for a 15% reduction in buffers when a fence is constructed around a habitat. Mead and Nehring's language also reduce the standard buffer requirement for streams, lakes, marine waters and wetlands over 4,000 square feet by 50% or 25 feet, meaning development would be allowed to encroach closer to these environments. For wetlands under 4,000 square feet, the area could be completely filled in.

First of all, I don't see how a fence around habitat can protect that land from flooding or damage caused by runoff from a development. A fence is not watertight. It can easily be damaged or destroyed. It also does not protect a habitat from pollutants.

Secondly, I truly understand the problems faced by the council in trying to provide housing for the increasing population in Snohomish County. It has to be difficult to manage what developers would like with environmental concerns.

However, the amendments will create more problems for the current residents, as well as the streams and wetlands we have, to absorb the rainwater and reduce flooding. I live in an area that would be impacted by the changes. The terrain is hilly so it is important to have adequate wetlands to absorb water from the runoff from developed areas, especially high density development, versus single family development. The wetlands provide safeguards for the rivers and streams in the area by absorbing stormwater from developed areas and the pollutants contained within. If buffers are reduced or whole wetlands are filled, our area and areas like ours will lose a vital sponge.

Because of climate change, more precipitation is falling as rain instead of snow, meaning water immediately fills rivers and streams instead of being stored in snowpack that slowly melts as spring rolls around. Without adequate wetlands, extra influxes of water cannot be absorbed and flooding will occur.

Flooding can economically impact the residents of the county and the county itself especially if the floods damage infrastructure like bridges and roads. I have seen language in proposals from developers that any flood damage to neighboring homes created by their development are not their responsibility but the responsibility of the homeowner impacted. Not only would the homeowner be impacted financially by the repair of their property but also by the increase in their homeowner's insurance.

Therefore, I ask you to not pass the ordinance and the amendments. Please lean more toward protecting our environment and salmon, than helping developers add more housing by decreasing safeguards.

Thank you,

Adawna Windom, DVM

Resident of unincorporated Snohomish County/Bothell

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 2:02 PM
To: Contact Council
Subject: Fw: Please Protect Water Quality and Habitat

From: ME Block
Sent: Sunday, January 12, 2025 10:15 AM
To: Peterson, Strom
Subject: Please Protect Water Quality and Habitat



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

Dear Snohomish County Council Member Peterson:

As an Edmonds resident, I ask your help in protecting our water quality and fish and wildlife habitat by opposing Amendment 1 to Ordinance No. 24-097, and, by adopting the Futurewise recommendations to improve Snohomish County's Critical Areas Regulations.

Our rivers, streams, and wetlands are part of a web that support salmon and orcas - two iconic inhabitants of Washington waters. Salmon-bearing waterways require tree canopies to regulate water temperature and to provide the fallen trees that create fish habitat in rivers and streams. The diminished buffers proposed in Amendment 1 would reduce the area available for trees to grow along waterways and would allow contaminants to reach them, thus harming critical salmon habitat. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point (Futurewise). Snohomish County has 5,700 miles of rivers and streams that flow into Puget Sound. We must do all we can to ensure that they are clean and healthy in order to help restore salmon runs and make Puget Sound a healthier habitat for orcas and other wildlife.

Clean water is essential for people and wildlife. As population density increases and houses and roads are built closer to waterways, contaminants such as storm water run-off, toxic tire residue, and fertilizer will increase. They will make their way into our rivers, streams, wetlands and other drinking water sources unless wide buffers are in place to absorb and filter them. It is critical that the County increases the buffers on salmon and fish-bearing streams, rivers, and shorelines to 200 feet and adopts 100-foot buffers on other streams and shorelines (Futurewise). These wider buffers will help protect the quality of our drinking water, as well as the habitats that fish and other wildlife depend on.

I also urge the County to adopt the recommendations to designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations to comply with the GMA, and, to update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program (Futurewise). This will help ensure that the County is using the best available science to make land use decisions.

Population density is set to increase significantly in Snohomish County. We now have a window of opportunity to establish protections that will ensure the health of our rivers, streams, and wetlands and benefit the fish and wildlife they support. These important protections are also key to preserving our access to clean drinking water.

I urge you to oppose Amendment 1 and to support the Futurewise recommendations to improve our Critical Areas Regulations. Thank you.

Sincerely,
Mary Ellin Block
20209 87th AVE W
Edmonds, WA

Hickey, Lisa

From: Sandy Daoust <mimidaoust@msn.com>
Sent: Sunday, January 12, 2025 9:20 PM
To: Low, Sam
Subject: Critical Area Regulations Ordinance



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

Mr. Low,

I strongly encourage you to vote against the updates to the Critical Area Regulations Ordinance, which cover wetlands, fish and wildlife conservation areas, geologically hazardous areas, aquifer recharge areas and some flood hazard areas. These areas are important to the wildlife of the area and so much more not the least of which is the beauty that is so much a part of this area.

While I understand the need for development, what I see all along highway 9 is the land stripped of any vegetation. There is no attempt to leave or replace any of the natural trees or vegetation. Safeguards are needed so that those areas that fall under the Critical Area Regulations are protected from the mighty bulldozer.

There is no reason development can't work with the land rather plowing everything under.

Thank you.

Sandy Daoust
Lake Stevens, WA
Sent from my iPhone

Hickey, Lisa

From: Cindy Eaton <cindyeaton@comcast.net>
Sent: Sunday, January 12, 2025 9:15 PM
To: Low, Sam
Subject: Ord 24-097



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

I'm writing in opposition to Ord 24-097 and all of its amendments. I have installed a sump pump in my crawl space due to previous poor decisions affecting water mitigation. It's probably a good time to look at the situation in LA and really evaluate the effects of poor decisions on a grander scale. The property on 228th St SW, NorthPointe, is a landslide waiting to happen and that would definitely land on the shoulders of all who were making the decisions leading to that disaster.
Sincerely,
Cynthia Eaton

Hickey, Lisa

From: Nancy Finch <nsfmcw@gmail.com>
Sent: Sunday, January 12, 2025 6:23 AM
To: Dunn, Megan; Peterson, Strom; Mead, Jared; Low, Sam; Nehring, Nate
Subject: PLEASE DO NOT DEGRADE OUR WETLANDS!!



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

Consider These Alternatives to Degrading Wetlands

- “Build up instead of out” (increasing height restrictions in residential and commercial zones).
- Encourage development of Accessory Dwelling Units (ADU) by reducing associated permit fees and other means.
- Increase height limits on Urban Villages now limited to 40-feet to 65-feet+ provide density bonuses for including more affordable housing at those locations.
- Redevelop commercial properties such as old shopping centers on transit lines into new Urban Villages with business and shopping space on the ground floor above underground parking.
- Use the Transfer of Development Rights option to create partnerships between individuals with undeveloped property and commercial builders enabling commercial builders to get affordable housing “density bonuses” and provide a percent of profits to the partners with undeveloped land in exchange for keeping that undeveloped land undeveloped.

The Value of Wetlands

“When wetlands are degraded or filled, water quality in streams and rivers is degraded, as is the water quality where streams and rivers flow. When wetlands in watersheds surrounding streams and rivers are degraded, the water quality of Puget Sound is degraded as well. Habitat required for salmon shrinks as do the numbers of salmon. **When we lose our wetlands, we lose our salmon.**

Tragically, we have been seeing in the news a resident Killer Whale mother carrying her dead baby in Puget Sound. The loss of this baby and other resident Killer Whales is attributed to the loss of Chinook salmon. There is a direct connection to the loss of Chinook salmon and the degradation and losses of our wetlands...something that people can easily prevent.”

Tom Murdoch, Adopt A Stream Foundation Director

A Local Example of the Results of Wetland Degradation

- During 1978, Murdoch observed salmon “so thick that you could walk across their backs” in Snohomish County’s McCollum Park at 128th Street SE. Since then, over 60% of the upper two miles of this 30-square mile watershed has been covered with hard surfaces such as roads, housing developments, shopping centers, rooftops, and parking lots.
- The headwater of North Creek is now a pond on a Fred Meyer parking lot north of Evergreen way. The majority of wetlands in the upper part of the watershed have been filled and the riparian zone next to North Creek has virtually disappeared upstream from McCollum Park.
- Upstream McCollum Park, the parking lots for a golf driving range and an athletic club are within 25-feet of the top of North Creek’s stream banks. In the summer, there is no stream flow from the headwaters to the McCollum Park. Salmon no longer spawn in the park.

Sincerely,
Nancy Finch

Hickey, Lisa

From: Maureen Hayden <haydenmaureen4@gmail.com>
Sent: Sunday, January 12, 2025 3:12 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Maureen Hayden
4785 Bridgeport Pl
Mukilteo, WA 98275

Hickey, Lisa

From: Lorelette Knowles <lmerylk@gmail.com>
Sent: Sunday, January 12, 2025 2:27 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Lorelette Knowles
1010 Hoyt Ave Apt 4
Everett, WA 98201

Hickey, Lisa

From: Jera Koelling <jeralynne@gmail.com>
Sent: Sunday, January 12, 2025 11:03 AM
To: Low, Sam
Subject: 24-907



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

I strongly oppose passage of Ordinance 24-097. We must do more, not less, to protect habitats.

Jera Koelling
Bothell
Snohomish County
Sent from my iPhone

Hickey, Lisa

From: Molly Oberndorf <mollyoberndorf@hotmail.com>
Sent: Monday, January 13, 2025 7:49 AM
To: Mead, Jared; Nehring, Nate; Dunn, Megan; Low, Sam; Peterson, Strom
Subject: VOTE AGAINST ORDINANCE 24-097

Importance: High



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

Councilmembers,

I write today to ask you to please vote against Ordinance 24-097 and all of its amendments.

We need to protect our wildlife and wetland areas in order to protect OUR homes. This ordinance will be a disaster for existing neighborhoods and future communities as well.

PLEASE VOTE AGAINST ORDINANCE 24-097 and ALL OF ITS AMENDMENTS.

Thank you,
Molly Oberndorf Auble
Bothell, WA 98021

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 2:00 PM
To: Contact Council
Subject: Fw: Oppose Ordinance 24-097

From: tammya100@gmail.com
Sent: Monday, January 13, 2025 8:46 PM
To: Peterson, Strom
Subject: Oppose Ordinance 24-097



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

Dear Councilmember Peterson:

We want to protect the remaining wetlands in our neighborhood and in Snohomish County. Protecting wetlands protects our property. **We oppose Ordinance 24-097 and urge you to not support it.**

Wetlands, with trees and vegetation, help contain and slow surface water run-off from pavement and developed areas. In doing so, they help reduce flooding and the potential for erosion.

We currently experience flooding in our front yard, which was caused by the previous land owner behind us, who cut nearly every tree on his ~1 acre property. These were old established trees, many of which were at least a foot in diameter. (FYI - he did this without proper grading permits. His property, which had one home, was bought by a developer who is now building 9 homes.)

To put this into perspective, a tree that's 100 feet tall can pull as much as 11,000 gallons of water from the soil over the course of a growing season, according to the US Forest Service

(https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5269813.pdf). Although the property behind us is not officially designated a "wetland," it's not a surprise that we've been experiencing flooding.

Sincerely,

Tammy Ahn & Eric Backus

21416 Meridian Dr. S.E.

Bothell, WA 98021

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 2:01 PM
To: Contact Council
Subject: Fw: Ordinance No. 24-097

From: Karen Bertling
Sent: Monday, January 13, 2025 10:01 AM
To: Peterson, Strom
Subject: Ordinance No. 24-097



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

Mr. Peterson,

I oppose the amendment to Ordinance No. 24-097, the Critical Areas Regulations Update sponsored by Nate Nehring and Jared Mead. Current established buffers must be maintained to protect our wetlands.

Sincerely,

Karen Bertling
Edmonds resident

Hickey, Lisa

From: S Britain <britain.s1@gmail.com>
Sent: Monday, January 13, 2025 7:23 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
S Britain
34 Anadar Pl
Camano Island, WA 98282

Hickey, Lisa

From: John Ceballos <john.samuel.ceballos@gmail.com>
Sent: Monday, January 13, 2025 10:30 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
John Ceballos
13757 26th Ave NE
Seattle, WA 98125

Hickey, Lisa

From: Diego Coca <dcoca@calportland.com>
Sent: Monday, January 13, 2025 9:21 AM
To: Mead, Jared; Nehring, Nate; Dunn, Megan; Low, Sam; Peterson, Strom
Subject: Ordinance 24-097 Hi



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

Hello Councilmembers,
I am writing to voice safety and environmental concerns if setbacks our reduced. Therefor I am asking that you oppose the passage of ordinance 24-097.

Thanks,
Diego Coca



**TECHNICAL SERVICES MANAGER
MATERIALS GROUP - NORTHWEST DIVISION
DIR: (206) 764-3092
FAX: (206) 764-3014**

Hickey, Lisa

From: Stephen Condit <cstephen4@msn.com>
Sent: Monday, January 13, 2025 7:34 AM
To: Low, Sam
Subject: Opposed to changes to habitat ordinance



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

Dear Mr. Low,

As a person with a degree in ecology and a concern for the environment, I am strongly opposed to any change that allows decreasing buffer zones or filling wetlands.

Once these kinds of changes happen to a piece of land, they cannot be undone. There are plenty of ways to increase housing without destroying the environment that is necessary for our personal health and well-being and for the quality of life for future generations.

Developing more housing and environmental preservation are not incompatible as I have seen in Bend, OR where my daughter lives. They have dense developments that feel like single-family neighborhoods and they are full of trees.

Please do not support the amendments to the habitat ordinance that destroy more of our precious natural environment and the life processes buffer zones and wetlands provide.

Stephen Condit
2424 97th PL SE
Everett, WA 98133

Hickey, Lisa

From: Cindy Eaton <cindyeaton@comcast.net>
Sent: Monday, January 13, 2025 3:15 PM
To: Nehring, Nate
Subject: Re: Ord 25-097



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

Thank you for your reply, Nate.

I grew up in south snohomish county and still live here. Watching the development situation unfold regarding the NorthPointe project has opened my eyes to how little the “powers that be” care about how the decisions made will affect the people expected to live with them. I am inches away from moving away from here and it won’t be because I don’t love this place. I appreciate your efforts and wish there were more like you in the decision making process. To repeat what I said previously, it would be wise to look at what the failed policies in LA have led to.

Thank you again,
Cindy Eaton

On Jan 13, 2025, at 10:40 AM, Nehring, Nate <nate.nehring@co.snohomish.wa.us> wrote:

Hi Cynthia,

Thank you for sharing your concerns regarding Amendment 1. I want to clarify that this amendment is focused on *retaining existing provisions in the code* rather than introducing new ones or reducing environmental protections.

For example, current regulations allow for buffer averaging, which enables reducing some buffer areas while increasing others to maintain the overall required buffer size. This approach is already in use and is not a new concept introduced by Amendment 1. One case study demonstrates how this flexibility supported a 9-duplex housing project. Without buffer averaging, the project would have lost four units, reducing housing density by 22%.

Preserving these existing provisions is essential for maintaining population capacity within the Urban Growth Area (UGA). Removing such options, as proposed in Ordinance 24-097, could limit housing growth in the existing UGA, potentially requiring larger future UGA expansions to accommodate growth in the future. Additionally, these provisions help reduce housing costs by enabling more efficient land use.

Finally, the 2024 Critical Areas Monitoring Report underscores that existing permit protections are largely effective in preserving critical area functions and values. Amendment 1 maintains these protections and focuses on addressing challenges like unpermitted actions and natural stressors that impact critical areas.

Amendment 1 is focused on preserving a balance between environmental stewardship and sustainable development, ensuring our community can grow responsibly while protecting critical areas.

Thank you again for reaching out on this issue.

Sincerely,

Nate Nehring
Councilman, District 1
Snohomish County Council
<image001.jpg>
3000 Rockefeller Ave., M/S 609
Everett, WA 98201-4046
☎: 425.388.3494 ✉: Nate.Nehring@snoco.org

From: Cindy Eaton <cindy Eaton@comcast.net>
Sent: Sunday, January 12, 2025 9:14 PM
To: Nehring, Nate <nate.nehring@co.snohomish.wa.us>
Subject: Ord 25-097

<image003.png>

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

I'm writing in opposition to Ord 24-097 and all of its amendments. I have installed a sump pump in my crawl space due to previous poor decisions affecting water mitigation. It's probably a good time to look at the situation in LA and really evaluate the effects of poor decisions on a grander scale. The property on 228th St SW, NorthPointe, is a landslide waiting to happen and that would definitely land on the shoulders of all who were making the decisions leading to that disaster.
Sincerely,
Cynthia Eaton

Hickey, Lisa

From: Jeff Ellingson <jeff.ellingson@gmail.com>
Sent: Monday, January 13, 2025 6:31 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Jeff Ellingson
24008 85th Ave SE
WOODINVILLE, WA 98072

Hickey, Lisa

From: Dana Harken <harkend3@gmail.com>
Sent: Monday, January 13, 2025 1:05 PM
To: Mead, Jared; Nehring, Nate; Dunn, Megan; Low, Sam; Peterson, Strom
Subject: NO on Ordinance 24-097



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

Council members,

My name is Dana Harken and I live in Snohomish County. I live on the south side of 228th near the gun club. Groundwater and wetlands are vitally important to us. Our neighborhood deal with groundwater issues all the time in our crawl space and damage to our roads. These wetlands help to absorb and clean this groundwater in our very wet PNW. Reducing them in size or filling them in will do great harm. **Please vote against ordinance 24-097.**

Sincerely,

Dana Harken

Hickey, Lisa

From: Taylor Ledford <taylorledford2024@gmail.com>
Sent: Monday, January 13, 2025 11:11 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Taylor Ledford
2310 sigmar lane
Mount vernon, WA 98273

Hickey, Lisa

From: Chuck Lie <chuck_lie@yahoo.com>
Sent: Monday, January 13, 2025 1:55 PM
To: Low, Sam; Mead, Jared; Dunn, Megan; Somers, Dave J; Nehring, Nate; Peterson, Strom
Cc: Eliza Aronson
Subject: Reject Amendments Reducing Critical Area Buffers



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

Sam and council, please reject the current proposal to reduce critical area buffers. There is no doubt we need more housing and there is even less need to keep expanding the UGA foot prints. It is not time to abandon best available science for short term corporate profits. It is time to abandon the post WWII model of suburbs. It is time to rezone existing single family zones to allow the development of town houses and apartments that can use existing infrastructure. Please remember that infrastructure is more than highways, sewers and utilities, infrastructure includes ready access to health care resources including mental health care facilities.

It is also time to recognize that without subsidies or other financial breaks from government, there will not be any profit for corporations in building housing for the lowest income levels. Reducing critical area setbacks will not create expanded housing for our economically most challenged citizens.

This is definitely not a time to ignore science.

Chuck Lie
Gold Bar, Washington

Hickey, Lisa

From: Jaylani Lizama <jaylanilizama@gmail.com>
Sent: Monday, January 13, 2025 11:24 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Jaylani Lizama
1682 NE 10TH AVENUE
Oak Harbor, WA 98277

Hickey, Lisa

From: Julie Meghji <juliemeghji@gmail.com>
Sent: Monday, January 13, 2025 8:56 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Julie Meghji
17117 NE 84th St
Redmond, WA 98052

Hickey, Lisa

From: Margaret Moore <mooremar91@gmail.com>
Sent: Monday, January 13, 2025 11:23 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Margaret Moore
8836 S G St
Tacoma, WA 98444

Hickey, Lisa

From: Nikki Nayeli <nikolanayeli@gmail.com>
Sent: Monday, January 13, 2025 11:59 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Nikki Nayeli
17928 117th St SE
Snohomish, WA 98290

Hickey, Lisa

From: Catherine Norton <cnorton@cedarcomm.com>
Sent: Monday, January 13, 2025 10:12 PM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Catherine Norton
4402 226th Pl NE
Arlington, WA 98223

Hickey, Lisa

From: Marcia Sears <marciasears55@gmail.com>
Sent: Monday, January 13, 2025 10:34 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Marcia Sears
18749 61st Pl Ne
Kenmore, WA 98028

Hickey, Lisa

From: Clare Flammang-Walderman <clarewalderman@gmail.com>
Sent: Monday, January 13, 2025 9:34 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations. Our future is in your hands.

Clare Walderman
KCCA HOA President

Sincerely,
Clare Flammang-Walderman
5115 153rd PL SW
Edmonds, WA 98026

Hickey, Lisa

From: Rosa Wu <rosawu@gmail.com>
Sent: Monday, January 13, 2025 6:16 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Rosa Wu
24008 85th Ave SE
Woodinville, WA 98072

Hickey, Lisa

From: Andrew Xing <axing1@elitethermalengineering.com>
Sent: Monday, January 13, 2025 1:28 PM
To: Nehring, Nate
Subject: RE: Opposition to Ordinance 24-097 and all of its amendments



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

Hi Nate,

Thank you so much for taking your time addressing my concerns. I really appreciate it. Please do your best to protect our community and people will be grateful for your efforts. The neighbors around the Northpoint development are very unhappy about how the county is handling our concerns.

Regards,

Andrew

From: Nehring, Nate [mailto:nate.nehring@co.snohomish.wa.us]
Sent: Monday, January 13, 2025 10:43 AM
To: Andrew Xing <axing1@elitethermalengineering.com>
Subject: RE: Opposition to Ordinance 24-097 and all of its amendments

Hi Andrew,

Thank you for sharing your concerns regarding Amendment 1. I want to clarify that this amendment is focused on *retaining existing provisions in the code* rather than introducing new ones or reducing environmental protections.

For example, current regulations allow for buffer averaging, which enables reducing some buffer areas while increasing others to maintain the overall required buffer size. This approach is already in use and is not a new concept introduced by Amendment 1. One case study demonstrates how this flexibility supported a 9-duplex housing project. Without buffer averaging, the project would have lost four units, reducing housing density by 22%.

Preserving these existing provisions is essential for maintaining population capacity within the Urban Growth Area (UGA). Removing such options, as proposed in Ordinance 24-097, could limit housing growth in the existing UGA, potentially requiring larger future UGA expansions to accommodate growth in the future. Additionally, these provisions help reduce housing costs by enabling more efficient land use.

Finally, the 2024 Critical Areas Monitoring Report underscores that existing permit protections are largely effective in preserving critical area functions and values. Amendment 1 maintains these protections and focuses on addressing challenges like unpermitted actions and natural stressors that impact critical areas.

Amendment 1 is focused on preserving a balance between environmental stewardship and sustainable development, ensuring our community can grow responsibly while protecting critical areas.

Thank you again for reaching out on this issue.

Sincerely,

Nate Nehring

Councilman, District 1
Snohomish County Council



3000 Rockefeller Ave., M/S 609

Everett, WA 98201-4046

☎: 425.388.3494 ✉: Nate.Nehring@snoco.org

From: Andrew Xing <axing1@elitethermalengineering.com>

Sent: Saturday, January 11, 2025 11:42 AM

To: Mead, Jared <Jared.Mead@co.snohomish.wa.us>; Nehring, Nate <nate.nehring@co.snohomish.wa.us>

Cc: 'Joan Thomas' <savebothell@outlook.com>

Subject: Opposition to Ordinance 24-097 and all of its amendments



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

Dear council member Mead and Nehring,

Please vote against Ordinance 24-097 and all of its amendments. We all are witnessing heavier more concentrated rainfalls in our area due to climate change. So it is not prudent to reduce the buffer zone and wetlands, just remember what happened recently in Spain. 100 years floods are happening every 10 years, UNPRECEDENTED natural disasters are becoming routine occurrences. Decades from now, please don't be the ones whom will be remembered as the person who degraded our defenses while the risk has just turned up on our communities.

Best Regards,

Andrew Xing
Product Architect

Elite Thermal Engineering, LLC

22914 11th Ave, W

Bothell, WA 98021

Axing1@elitethermalengineering.com

(425) 770-8147

Skype name: xing.li11

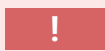
Wechat name: xingli-shandong

www.elitethermalengineering.com

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 1:59 PM
To: Contact Council
Subject: Fw: Oppose passage of Ordinance 24-097

From: Jason Gomes
Sent: Tuesday, January 14, 2025 2:33 PM
To: Peterson, Strom
Subject: Oppose passage of Ordinance 24-097



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

Good afternoon,

I oppose passage of Ordinance 24-097.

Thank you so much,

--

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

Hickey, Lisa

From: Bob Rorabaugh <rorabaugh@msn.com>
Sent: Tuesday, January 14, 2025 3:52 PM
To: Nehring, Nate
Cc: David Bain
Subject: Re: Reducing the size of wetlands??? In a word, NO.



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

Hello again, Nate,

Thanks for your thoughtful and quick response. Some of us *aging* citizens are still *engaging* citizens. The "Trail Tenders" I referenced in my earlier email include a 90-year-old who still designs replacement bridges, and recently, a school-use "shadow box." He also serves as our "historian" of land use he's seen over the past 60 years. (Kare Gjølmesli, as a contractor, dealt with many residents west of Fruhling Pit, repairing crawl space damage due to water that had no other place to go. He would be willing to tell you some stories of his finding and fixing. Wetlands matter. Another "tender" is 85 years old, and works with a Log-Out crew in the National Forest. I'm almost 78 years old, and still run in this forest. Six to nine other crew mates are retired and love comradery of shared service for a growing community of forest users.

I remember the development of Canyon Ridge Condominiums "before" and "after." I remember a community meeting, circa 1996, with a representative of Parkwood Homes who told us of their plans for a loop trail around their plotted multi-unit condos "as an amenity for the residents, friends and neighbors for continued access to the forest behind our parcel." We did not get that in writing, nor was a performance bond asked for. The representative was courteous, seeming to hear our concerns ...and we never heard from him again. The trail amenity was never built. And I got yelled at for entering the forest through the unfenced easement. It has since been fenced, with camera surveillance posted. We were lied to. The developer went away.

The Planning Commission might want to study the back-trail of developers, especially those from out-of-state. Or to hear cautionary insight from impacted community members.

Example: I read Northpoint LLC's SEPA form given to SnoCo planners proposing eight 5-story buildings on a refilled gravel pit 165' deep. The first "yellow light" should have been the reluctance of local developers to purchase it, perhaps knowing fill content, lack of corresponding infrastructure, already stressed traffic patterns, or the moving water beneath hazardous materials dumped there. My friendship with Ed Fruhling (deceased) and banter with his site workers gave me a wealth of site knowledge. Northpoint's SEPA, even a revised submission, *was artfully worded but either naive or outright purposely mis-leading. Well-spun?* I wrote (and have my copy) of "the other side of the story," only to not be contacted for verification, compromise or action on the part of County inspectors or insular desk jockeys.

The OTHER issue with SnoCo Planning is not with Parkwood Homes, some of the residents are friends (including a track mate from college days). The CRC *developer* asked the SnoCo Planning Commission if additional buildings could be added. Perhaps they argued, "... to make it profitable to build here, as the back

half of our land is steep, and costly to build upon." ***SnoCo Planning Commission said, "Yes, providing that you narrow your streets for no street parking--emergency only! In addition, shorten the driveways." ...***

Nate, if you lived here, how would you host an extended family holiday with inconvenient parking? Dare you host a party, Bible study, club meeting? Where does your teenager park? What if you own two vehicles AND drive a company vehicle? CRC residents *are* able, at present, to use a paved easement of land-locked Coast Equities' holding behind them. It's fenced, and striped for nine "overflow" parking spaces. What happens if/when Coast Equities decides to utilize their property rights, with egress through this quiet neighborhood?

My whisper in your ear is for County Counsel members to remind the Planning Commission to give as much regard and respect to existing residents as it does to slick, monied, lawyered, savvy investment firms and developers. The deny, delay and distract methods have damaged our civility without accountability. It will be expected that another 1000 cars on 228th St at Canyon Park (SR 527) or Locust Way *will stir the ire of many voters.*

Snohomish County is a wonderful place to live, except for...

My point: Do not allow Northpoint to cut the existing wetlands or stream buffers on their property or in the adjoining neighborhood. That might have to be adenda to your proposed amendment, or stipulation that decreases in existing surface water containment for their project NOT be allowed. By their own estimate, 57% of their 26 acres site will be impervious. Is their containment of surface water sufficient for "worst case scenario" rain storms and wet seasons? Who will repair damages if Northpoint's "best intentions" has a "whoops?"

Bob Rorabaugh
206-948-9511

From: Nehring, Nate <nate.nehring@co.snohomish.wa.us>
Sent: Tuesday, January 14, 2025 11:00 AM
To: Bob Rorabaugh <rorabaugh@msn.com>
Subject: RE: Reducing the size of wetlands??? In a word, NO.

Hi Bob,

Thank you for reaching out regarding the Critical Areas Regulations (CAR) ordinance and the proposed amendment. I want to clarify that this amendment is focused on *retaining existing provisions in the code* rather than introducing new ones or reducing environmental protections.

For example, current regulations allow for buffer averaging, which enables reducing some buffer areas while increasing others to maintain the overall required buffer size. This approach is already in use and is not a new concept introduced by Amendment 1. One case study demonstrates how this flexibility supported a 9-duplex housing project. Without buffer averaging, the project would have lost four units, reducing housing density by 22%.

Preserving these existing provisions is essential for maintaining population capacity within the Urban Growth Area (UGA). Removing such options, as proposed in Ordinance 24-097, could limit housing growth in the existing UGA, potentially requiring larger future UGA expansions to accommodate growth in the future. Additionally, these provisions help reduce housing costs by enabling more efficient land use.

Finally, the 2024 Critical Areas Monitoring Report underscores that existing permit protections are largely effective in preserving critical area functions and values. Amendment 1 maintains these protections and focuses on addressing challenges like unpermitted actions and natural stressors that impact critical areas.

Amendment 1 is focused on preserving a balance between environmental stewardship and sustainable development, ensuring our community can grow responsibly while protecting critical areas.
Thank you again for reaching out on this issue.

Sincerely,

Nate Nehring

Councilman, District 1
Snohomish County Council



3000 Rockefeller Ave., M/S 609
Everett, WA 98201-4046

☎: 425.388.3494 ✉: Nate.Nehring@snoco.org

From: Bob Rorabaugh <rorabaugh@msn.com>
Sent: Tuesday, January 14, 2025 10:59 AM
To: Nehring, Nate <nate.nehring@co.snohomish.wa.us>
Subject: Reducing the size of wetlands??? In a word, NO.



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

From: Bob Rorabaugh <rorabaugh@msn.com>
Sent: Monday, January 13, 2025 11:53 PM
To: jared.mead@snoco.org <jared.mead@snoco.org>
Subject: Reducing the size of wetlands??? In a word, NO.

Hi Councilman Nehring,

I am on the Board of Shelton View Forest Stewardship Association (SVFSA), since 2016. My primary role is that of leading a committed and growing group of "trail tenders," since 2016. We did not, at that time, understand that a seasonal stream originating on the parcel known as Canyon Ridge Condominiums (CRC), At the time, the condos were "permitted" by the Snohomish County Planning Commission and developed (Parkwood Homes, Jeff Wright, 1996-97). The front half of CRC does have surface water management. But the SnoCo Planning Commission allowed that no surface water management on the south half would be necessary. "Just let it run into the forest."

That was short-sighted, and did not take into account bulldozers pulling logs up the ravines to be staged for logging trucks. Exacerbating the compaction of this clay and rock by heavy equipment, logs and water in these woods was, for the next 30-40 years, the popular use of motorcycles creating ruts. Water run-off followed the ruts The volume of flowing water in the winter months may also be fed by springs as well as *three* slopes of rain when soil is saturated. Approximately 3/4's of a mile of trail was impacted, as were neighbors living west of DNR and Coast Equities parcels, and southwest of CRC.

The above three properties of DNR, CRC and Coast Equities have been incorporated, now within City limits. When the City of Bothell considered an up-zone of the forest center (petition of MC Coast Equities), informed citizens introduced fourteen different issues objecting the up-zone. One of those public comments is inset below. A wife and mother, resident of a cul-de-sac *immediately south* of Northpoint's proposal, had a 2-minute statement to Bothell City's "Planning Commission," as follows:

"...In late summer we moved into our (8th Pl W) cul-de-sac for the lovely, soft and green back yard, a perfect place to raise children... until it started raining. Our back yard became mushy and our crawl space became a lake the shape of our house. The "soft and green yard" was moss! Our beautiful back yard is unusable about nine months every year! PLEASE, NO MORE DEVELOPMENT. A nearby Lake Pleasant surrounded by seniors in modular homes, the Crystal Creek green belt and a watershed are, every year, seeming to be at capacity.

The family just moved out shortly thereafter, and I do not have record of her name to collaborate the above testimony. But get this, a member of the City's Planning Commission *asked the City lawyer* if they had to grant every developer's request to build more "housing." The lawyer thought for a moment, and then said, "No. In fact, in light of what you've learned about this parcel, *you could down-zone it.*" The representative of Coast Equities appeared to slouch in his seat.

Nate, I've gone line-by-line through nine years of hours we've registered (for DNR, grant requests, annual reports) and sifted out the hours our Trail Tenders have dealt with water issues like standing water on trails and accrued water flowing to wash and degrade the trail surfaces, We've done the following in a documented **1567 total hours of mattock, shovel, rake, wheelbarrow, bucket...**

- Dug, widened, sifted, crowned the trail and "fish-laddered" the small ditches on both sides of the former "seasonal stream bed"
- Installed culverts, retention holes and 300' of drain fields
- Build bridges and raised walkways.

Result: No more seasonal stream flowing off the community forest of Shelton View.

Nate, we've "managed" surface water run-off on three sides of the Federal Government's FEMA, but stopping that seasonal stream and erosion is our proudest achievement. Shelton View Forest now has five miles of trail being used 12 months of the year! Come and see!

Had we not done so, **it would be even more apparent that you must NOT reduce the wetlands in size, even if Northpoint deals with their seasonal stream along their east property line.** They didn't tell you??? Please withdraw your own proposed amendment. Every one of 4000 sq ft of wetlands holds about 7 gallons of water, so about 30,000 gallons of water total, *times depth*. Where else can it go and how does it cleanse/filter itself? Would YOU want it for *YOUR YARD'S MOSS OR YOUR HOME'S CRAWLSPACE?*

Bob Rorabaugh
206-948-9511
SnoCo resident

for their site. In their SEPA, Northpoint estimates that 57% of their surfaces will be impervious, unlike the present. And another seasonal stream flows downslope along their eastern boundary.

CRC is in the 400-700 numbers of 228th St SW, and directly adjacent to the former Fruhling Pit (approximately 200' deep but recently re-filled, presently emitting methane). This former site is now an out-sized project of Northpoint, LLC, with a spotty record of

Hickey, Lisa

From: Ray Thomas <rayt2015@gmail.com>
Sent: Tuesday, January 14, 2025 6:47 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Ray Thomas
24227 26 th Avenue SE
Bothell, WA 98021

Hickey, Lisa

From: Kaleb VanSenus <vansenus9@gmail.com>
Sent: Tuesday, January 14, 2025 12:17 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Please remember you are on sduhubš land. Water is life.

tiʔəʔ qʷuʔ gʷəl həliʔadad ʔə dibət ʔaciʔtalbixʷ

"This water is the life-giving sustenance" - Vi Hilbert

Sincerely,
Kaleb VanSenus
8010 218th St SW
Edmonds, WA 98026

Hickey, Lisa

From: Katy Bigelow <arboristkaty@gmail.com>
Sent: Wednesday, January 15, 2025 4:41 PM
To: Contact Council
Subject: Critical Area email

Hello, I'm writing a second time as a very concerned citizen regarding the proposed amendment allowing developers to fill Category IV and Category IV wetlands. Did our State not just spend millions of dollars on improving salmon stream access ... and now this amendment that would hurt pretty much all the downstream waterways and people on the receiving end is on the table?? This amendment will NOT help those that need housing, and will HURT salmon streams and Sound habitat .. this is counter to so much money we just spent to improve these areas! PLEASE consider who is actually benefiting from this action and look to alternatives to find space for housing, not CRITICAL AREAS!! Critical areas were determined critical for a reason! They are not for housing :(

Katy

--

Katy Bigelow
206.351.1375
www.katybigelow.com

- ISA Board Certified Master Arborist®

International Society of Arboriculture Certified Arborist PN-6039B
PNW ISA Tree Risk Assessment Qualified
Registered Consulting Arborist® #490
Member - American Society of Consulting Arborists

Find me on [Facebook!](#)

Hickey, Lisa

From: Harmony <hamonita@yahoo.com>
Sent: Wednesday, January 15, 2025 5:32 PM
To: Contact Council
Subject: The proposed Critical Areas Regulation (CAR) amendment will harm our wetlands & watersheds!

Councilmembers,

I am opposed to the changes being recommended.

Please consider maintaining a commitment to the preservation or buffer areas, and disallow filling in wetland areas for housing. These natural spaces must not be forsaken in the name of development. We must, and can, find a way to accommodate both the needs of nature, and the demands for development.

Sincerely,
Harmony Crawford
2827 232nd St SW
Brier, WA 98036

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 1:59 PM
To: Contact Council
Subject: Fw: Against Amendment to Decrease the Buff by 50%

From: Gayla Shoemake
Sent: Monday, January 13, 2025 10:37 PM
To: Peterson, Strom
Subject: Against Amendment to Decrease the Buff by 50%



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

Dear Strom,

First, let me thank you for giving me your real email address. The one on the website still does not work. Then I remembered that you gave me your correct email when I talked with you earlier.

My concern now is the proposed amendment put forth by Commissioners Mead and Nehring. It does not appear to be anything more than a gift to developers, and we know that in order to save our environment, we will need to be very careful where we allow development. In this case, as I understand it, the The Department of Ecology has studied critical areas and put together regulations to cover wetlands, fish, and wildlife conservation areas. In addition, geologically hazardous lands and flood hazard areas were included. They worked in collaboration with Snohomish County so why are Commissioners Jared Mead and Nate Nehring trying to pass an amendment decreasing environmental protections, which will benefit developers?

Although I hate to assume they are paying back contributors to their campaigns, but it does have that kind of flavor. In a time when it is essential that we preserve our wetlands, streams, water ways, wetlands, and general environment for fish and others, it will take forward-thinking government officials, like you, to vote down this amendment. All of us we must keep vigilant for proposals like these which reduce this buffer by 50% and lead to contamination of both our waterways and the environment for healthy salmon and other fish.

In addition, there was no scientific study required or research to indicate how this would affect the various waterways, the wetlands, and eventually the fish. No support from science was offered to show that this was appropriate or what the consequences might be. Please vote against this amendment and maintain our current buffer so that we might have clean lakes, marine water, wetlands, and healthy fish into the next generation.

Sincerely,

Gayla Shoemake,
Edmonds

Hickey, Lisa

From: hilltop.locust@frontier.com
Sent: Thursday, January 16, 2025 2:04 PM
To: Low, Sam; Nehring, Nate; Mead, Jared; Peterson, Strom; Dunn, Megan; Eco, Debbie; Debbie Wetzel
Cc: Todd Gray; Streamkeeper, Tom; DOUG GRESHAM; kara.whittaker@dfw.wa.gov; Kristin Kelly; bill liderengineering.com; Joan Thomas; eliza.aronson@heraldnet.com; Michael Whitney
Subject: Re: Ordinance 24-097 & Amendment 1 -- Continuation of Hearing/Remand Back to Planning and Community Development Committee PUBLIC NOTICE



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

As a President of a community group and as an individual, I totally agree with Debbie's request for notifying the public.

Mickie Gundersen
President Hilltop-Locust Community Group
1126 Lawton Road
Lynnwood, WA 98036-7122

On Thursday, January 16, 2025, 11:59:04 AM PST, Debbie Wetzel <debbieleewetzel@gmail.com> wrote:

I have concerns about providing the public with notice for the continued hearing on this matter. The general public does not get notice of when the Planning and Community Development Committee meets, and they should not be expected to look up the Council Agendas (and review them) to find the new public hearing date, both for the underlying Planning and Community Development Committee meeting and/or GLS and the Council public hearing that will follow. While you might say you will publish in The Everett Herald, the public should not be required to subscribe to the paper to get notice. At the very least, you must send an email to everyone who submitted emails on this issue so they have adequate notice. This must be done for transparency.

--

I remain,
Deborah Wetzel
206-261-0941

Hickey, Lisa

From: Debbie Wetzel <debbieleewetzel@gmail.com>
Sent: Thursday, January 16, 2025 11:59 AM
To: Low, Sam; Nehring, Nate; Mead, Jared; Peterson, Strom; Dunn, Megan; Eco, Debbie
Cc: Todd Gray; Streamkeeper, Tom; DOUG GRESHAM; kara.whittaker@dfw.wa.gov; Kristin Kelly; bill liderengineering.com; Joan Thomas; Mickie Gundersen; eliza.aronson@heraldnet.com; Michael Whitney
Subject: Ordinance 24-097 & Amendment 1 -- Continuation of Hearing/Remand Back to Planning and Community Development Committee PUBLIC NOTICE



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

I have concerns about providing the public with notice for the continued hearing on this matter. The general public does not get notice of when the Planning and Community Development Committee meets, and they should not be expected to look up the Council Agendas (and review them) to find the new public hearing date, both for the underlying Planning and Community Development Committee meeting and/or GLS and the Council public hearing that will follow. While you might say you will publish in The Everett Herald, the public should not be required to subscribe to the paper to get notice. At the very least, you must send an email to everyone who submitted emails on this issue so they have adequate notice. This must be done for transparency.

--

I remain,
Deborah Wetzel
206-261-0941

Hickey, Lisa

From: laurahartman <laurahartman@frontier.com>
Sent: Saturday, January 18, 2025 9:19 PM
To: Contact Council
Subject: OrdinanceT 24-097 amendments re CAR habitat reductions

To the Committee of the Whole,

I would like to be added as a party of record for notice of any continued hearings on this matter.

Meanwhile as the Committee considers such unwarranted changes to the scientifically-derived regulations as they are, please consider the true costs of such changes. The development industry is not the only business in the state and the ask here, to encroach on valuable critical areas. is for special gifting of public resources, they have not paid for, since these areas are exempted from property taxes, etc.

You have undoubtedly been given many lists of all the valuable services provided by critical areas. Before any adjustments are made to the very fair rules in place, a full cost accounting would have to discuss the loss of function for both flood, fire and habitat for significant species and the fishing industry, not to mention cost of increased carbon releases and loss of natural carbon sequestration.

Any notion of providing more housing as a result is empty promises. There are so many underdeveloped urban areas, empty store fronts and warehouses, where people actually want to live, near services. It just feels spiteful, somehow, to go after the most precious areas for maintaining our liveable existence, before even trying some urban renewal.

Laura Hartman
22213 157th Ave SE
Snohomish, WA 98296

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 1:58 PM
To: Contact Council
Subject: Fw: Critical Areas are critical!

From: Sally Lider
Sent: Thursday, January 16, 2025 7:53 AM
To: Peterson, Strom
Subject: Critical Areas are critical!



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

Dear Councilman Peterson,

Efforts to provide housing should not drive how we protect critical areas. Best available science must drive those protections. You must reject the amendments to Ordinance No. 24-097 and instead adopt improved critical areas provisions to better protect rivers and streams and wetlands, for the future of benefit of all Snohomish County inhabitants.

Thank you,
Sally Lider

Hickey, Lisa

From: Peterson, Strom
Sent: Thursday, January 23, 2025 1:59 PM
To: Contact Council
Subject: Fw: Vote NO on Ordinance 24-097 and Amendment 1

From: Joan Thomas
Sent: Wednesday, January 15, 2025 12:15 AM
To: Dunn, Megan ; Low, Sam ; Peterson, Strom
Subject: Vote NO on Ordinance 24-097 and Amendment 1



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

Dear Councilmembers Low, Dunn, and Peterson,

The Council has received much outpouring from many, and varied sources as to why to **not** pass Ordinance 24-097 and Amendment 1.

We are asking for the Council to vote against this legislation and to do far more in-depth research as to the dangerous ramifications of such legislation.

The Council is not well versed in drainage, experts who are have said this is terrible legislation that will damage wetlands, homeowners' properties, neighborhoods, and the general environment.

The Council was elected, hired by the residents of Sno Co, to represent our interests, and protect our well-being, **not** to serve the interests and pocket books of mostly out-of-state developers.

This legislation is being purported as helping with affordable housing by giving developers more profit margin. A public records request shows that of 1000's of development applications in Sno Co in the last 13 years, 2 have been for affordable housing and 1 for low income. You need to not be deceived yourselves by developers and PDS' pawns, and thus, not be parties to deceiving the public of the benefit of this Ordinance.

Reducing buffer margins, buffer averaging, et.al to give developers more profit do nothing to protect the well-being of the neighborhoods, wetlands, and environment.

We urge you to vote NO on Ordinance 24-097 and Amendment 1.

Thank you,
Joan Thomas
SaveBothell

Hickey, Lisa

From: Cassie B <cassiembraumont@gmail.com>
Sent: Wednesday, January 29, 2025 12:28 PM
To: Contact Council
Subject: Fwd: The proposed Critical Areas Regulation (CAR) amendment will harm our wetlands & watersheds!

----- Forwarded message -----

From: Cassie B <cassiembraumont@gmail.com>
Date: Wed, Jan 29, 2025 at 12:26 PM
Subject: Re: The proposed Critical Areas Regulation (CAR) amendment will harm our wetlands & watersheds!
To: Mead, Jared <Jared.Mead@co.snohomish.wa.us>
CC: Ewert, Angela <Angela.Ewert@co.snohomish.wa.us>

Dear Councilmember Mead,

Thank you for your response and for taking the time to outline your position on Ordinance 24-097. While I appreciate your commitment to data-driven decision-making, I strongly urge you to prioritize environmental protections over housing capacity, especially in critical areas where damage is often irreversible.

The fact that we lack comprehensive long-term data on critical areas should not be used as justification for maintaining the status quo or delaying stronger protections. If anything, this data gap reinforces the need for a more precautionary approach—one that errs on the side of protecting our ecosystems rather than continuing development under potentially flawed assumptions. We cannot afford to experiment with fragile wetlands, forests, and waterways while waiting for perfect data.

Housing density is important, but it must not come at the cost of environmental degradation, especially when we have alternative options such as improving zoning laws, incentivizing sustainable development, and repurposing underutilized land. Expanding urban growth at the expense of our critical areas is a short-sighted solution that will only create more ecological and infrastructural problems in the long run.

I strongly urge you to support the most robust possible protections for our critical areas. The climate crisis demands bold action, not half-measures or delays. I hope to see the County take a leadership role in environmental preservation rather than prioritizing short-term housing concerns over long-term ecological stability.

Thank you for your time, and I look forward to following the next steps in this process.

Best regards,

Cassandra

On Wed, Jan 29, 2025 at 12:17 PM Mead, Jared <Jared.Mead@co.snohomish.wa.us> wrote:

Hi Cassandra,

Thank you for reaching out to share your concern and feedback relating to Ordinance 24-097. First, I'd like to clear up some misinformation and clarify my intentions with the amendment.

Background: State law requires that local governments update our Critical Areas Regulations (CAR) every ten years. Snohomish County has made many improvements to our CAR since the GMA was passed nearly 35 years ago. Over roughly the last ten years, we have operated with the current CAR. In 2015 our CAR was challenged and essentially upheld by the Growth Management Hearings Board because it was deemed to adequately protect the functions and values of our precious critical areas, with one issue of exception. Snohomish County made changes in 2017 to bring us into full compliance. This year is the tenth year in the cycle so we are required to take a look at our CAR and "update" it. An update could be anything from weakening protections to strengthening protections to keeping them the same.

What the ordinance and amendment do: Ordinance 24-097 is the proposed update to our CAR. The original ordinance does a handful of things to expand protections of critical areas. **My amendment does not propose to reduce protections from their current levels.** My amendment **does** remove three of the proposed updates to the CAR, retaining current regulations in those cases. If my amendment passes, the underlying ordinance would still include multiple updates to the CAR that would strengthen protections in critical areas. Either way, the ordinance would end up enhancing protections, it is just a matter of how much.

Intention: My intention with this amendment was to slow the process down to highlight the fact that Planning staff did not include a data-backed, scientific argument for changing the existing policies. This provided an opportunity to have a conversation with staff, council and community so we can make a more informed decision about an issue that I take very seriously. Despite the vague reference to "Best Available Science" in the PDS staff report, there is no *specific* scientific data to show how our current CAR are not protecting the functions and values of our critical areas. The fact is, we don't keep good data on critical areas. In fact, our 2024 CAR Monitoring Report responds to the question of net loss to critical areas with this quote: **"The answer to this question is not clear since there is currently no scientifically accepted method for calculating 'no net loss' for this purpose and since there is a lack of long-term data for all the indicators needed to assess the condition of functions and values."**

My concern: if we make decisions without adequate data, we risk making bad decisions. In this case, the results of our actions would be a guaranteed net loss in housing units within our Urban Growth Area (UGA) boundaries. At a time when we're in a housing crisis and there are pressures to expand our UGAs to create more room for homebuilding, we cannot afford to make decisions that negatively impact our ability to densify within the existing UGA unless we know exactly what the benefits would be environmentally... Over the next few weeks, I will be digging into the existing data and having substantive conversations with Planning staff, ecological experts, and constituents to ensure we are making as informed of a decision as

possible when the time comes. During this time I expect there to be changes to this amendment reflecting whatever information we discover.

My goal is to heavily prioritize environmental protections with a data-backed policy while, as much as possible, limiting the loss of capacity for new housing construction within our Urban Growth Areas. As always, please don't hesitate to reach out with additional questions, concerns, or feedback. Take care,

Jared Mead

Councilmember, District 4

Snohomish County Council

[3000 Rockefeller Ave.](#), M/S 609 | Everett, WA 98201- 4046

425-388-3494 | jared.mead@snoco.org



NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Cassie B <cassiembraumont@gmail.com>

Sent: Saturday, January 11, 2025 2:23 PM

To: Contact Council <Contact.Council@co.snohomish.wa.us>

Subject: The proposed Critical Areas Regulation (CAR) amendment will harm our wetlands & watersheds!

Hello,

I am emailing to state that I am opposed to the CAR proposal.

Cassandra Beaumont

Hickey, Lisa

From: Alanna Francis <francisalanna@gmail.com>
Sent: Monday, January 13, 2025 10:27 AM
To: Low, Sam
Subject: Please Protect Our Orcas, Salmon and Water and Improve the Critical Areas Regulations



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

Council Member,

I support Futurewise's recommendations to better protect Chinook salmon habitats, orcas, and to improve Snohomish County's Critical Areas Regulations. Please adopt the following recommendations to protect baby orcas and our water quality, wildlife and fish habitats, our water quality and drinking water and to meet requirements of Best Available Science (BAS) and the Growth Management Act (GMA).

1. Adopt 200-foot buffers on streams, rivers and shorelines that are home to salmon and other fish species and 100-foot buffers on other streams and shorelines measured from the channel migration zone edge or active floodplain to protect against more declines in salmon stocks and to reduce deaths among southern resident orcas.
2. Designate WDFW priority habitats and species as fish and wildlife conservation areas and base the protection of these habitats and species on the WDFW Management Recommendations, which is required to comply with the GMA.
3. Designate and protect rare plant categories and listings from the Department of Natural Resources (DNR), Natural Heritage Program, to comply with GMA.
4. Adopt the amendments to better protect development from channel migration zones, which have a high potential to damage buildings and structures.
5. Adopt the amendments to protect ground water from water pollution to protect our drinking water sources.
6. Update the definition of Critical Areas to include WDFW Priority Habitats and Species and the rare plant categories and listings from DNR's Natural Heritage Program.
7. Require a site plan for all activities that can adversely impact wetlands and fish and wildlife habitat conservations areas; activities such as draining wetlands can harm both wetlands and fish and wildlife habitats.
8. Do not delete the current requirement to include on site plans fish and wildlife habitats within the width of the widest potential buffer. This proposed amendment will allow inadvertent damage to fish and wildlife habitats and buffers for buffers wider than 300 feet.
9. Add a requirement to document the applicant's efforts to avoid and minimize impacts to the critical area or buffer. Avoidance is the cheapest and most effective method for protecting critical areas.
10. Do not adopt Amendment 1 or other amendments that allow for narrower buffers or filling wetlands without compensating for their lost functions. Narrower buffers will not protect rivers, streams, and wetlands. Buffer averaging should not result in buffers narrower than 75 percent of the required buffer at any point. Filling wetlands without replacing the lost functions will adversely impact fish and wildlife habitats and other wetland benefits.

Thank you for adopting these recommendations.

Sincerely,
Alanna Francis
18749 61st Pl Ne
Kenmore, WA 98028