



Snohomish County Council

Public Hearings

Meeting Minutes

Megan Dunn, Council Chair
Jared Mead, Council Vice-Chair
Councilmembers: Stephanie Wright, Sam Low, Nate Nehring

Wednesday, March 9, 2022

10:30 AM

Remote Meeting via Zoom

CALL TO ORDER

Council Chair Dunn called the public hearing to order at 10:30 a.m. and provided instructions for those wishing to provide public testimony via Zoom.

ROLL CALL

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

ACTION ITEMS

PRESENT:

Council Chair Dunn
Council Vice-Chair Mead
Councilmember Wright
Councilmember Low
Councilmember Nehring
Jim Martin, Council Staff
Elena Lao, Asst. Clerk of the Council
Debbie Eco, Clerk of the Council

1. Ordinance 22-005, relating to County Council Districts; adopting a [2022-0026](#) Districting Plan after the 2020 Federal Decennial Census, amending Chapter 1.08 SCC, and providing an effective date

Council Chair Dunn opened the hearing and the clerk read the ordinance title into the record.

Jim Martin, Senior Legislative Analyst, provided a staff report explaining the proposed boundary changes recommended in the Districting Plan.

Council Chair Dunn opened the hearing for public testimony and provided instructions for remote participation in the Zoom meeting. There being no persons present wishing to provide public testimony, she closed the testimony portion of the hearing calling for a motion or discussion of the Council.

ACTION: Council Vice-Chair Mead made a motion to approve Ordinance 22-005. Councilmember Wright seconded the motion. The clerk called the roll and the motion to approve Ordinance 22-005 carried unanimously.

PRESENT:

Council Chair Dunn
Council Vice-Chair Mead
Councilmember Wright
Councilmember Low
Councilmember Nehring
Ryan Countryman, Council Staff
Debbie Eco, Clerk of the Council

**See names below for people providing public testimony*

2. Ordinance 22-006, relating to growth management; revising accessory dwelling unit regulations; amending section 30.28.010 of the Snohomish County Code [2022-0073](#)

Chair Dunn opened the public hearing and the clerk read the ordinance title into the record.

Ryan Countryman, Sr. Legislative Analyst, provided a brief staff report and stated this ordinance would modify the Snohomish County Code to allow detached accessory dwelling units (ADUs) on substandard lots and make other adjustments to ADU standards on rural and resource zones. He, briefly, explained the amendment sheet proposed by the Executive branch.

Based on public comment received, Chair Dunn asked if detached ADUs must comply with minimum lot size and density requirements in rural areas. Mr. Countryman responded.

Responding to Councilmember Low, Mr. Countryman spoke to the proposed amendment regarding the minimum lot size of 25,000 square feet.

Chair Dunn opened the hearing for public testimony. The following people provided testimony:

Glenn Blankenship, resident of Snohomish County, testified in support of ADUs.

Dale Kaemingk, resident of the city of Brier, testified in support of the ordinance.

Don Brown, resident of Snohomish County, testified in support of the ordinance.

Joe Rye, resident of Lake Goodwin, testified in support of staff recommendations and for the removal of the 100 foot requirement.

There being no further persons wishing to testify, Chair Dunn closed the testimony portion of the hearing calling for a motion or discussion of the Council.

Councilmember Nehring provided supportive comments and stated this ordinance will make some good changes.

Councilmember Low also provided supportive comments and said this provides more affordable housing options. He said he appreciated those that gave testimony today.

Responding to Chair Dunn, Mr. Countryman spoke further to the 100-foot rule.

ACTION: Vice-Chair Mead made a motion to approve Ordinance No. 22-006. Councilmember Wright seconded the motion.

Vice-Chair Mead made a motion to approve Amendment Sheet 1. Councilmember Wright seconded the motion and it carried unanimously.

The question was called for and the clerk called the roll. The motion to approve Ordinance No. 22-006, as amended, carried unanimously.

PRESENT:

Council Chair Dunn
Council Vice-Chair Mead
Councilmember Wright
Councilmember Low
Councilmember Nehring
Ryan Countryman, Council Staff
David Killingstad, Planning & Development Services
Debbie Eco, Clerk of the Council

3. Motion 21-147, approving the Final List of Amendments to the GMA Comprehensive Plan (GMACP) And GMA Development Regulations for Docket XXI
(continued from March 2, 2022)

[2021-0067](#)

Chair Dunn opened the public hearing and announced that public testimony for Motion No. 21-147 has been closed. The clerk read the motion title into the record.

Ryan Countryman, Sr. Legislative Analyst, provided background information and an update of this motion up to this point. He said there will be a discussion of the council-initiated motions at the Planning and Community Development Committee next week, March 15th at 10:30 a.m.

Mr. Countryman displayed his staff report and recapped individual docket items. He provided options for moving forward.

Chair Dunn spoke about how to handle the motion today, she suggested assuming the application is “do not process further” unless a councilmember wants to make a motion to process and include in the Final Docket. She explained there is has been no formal or standard process. Councilmembers concurred.

At Councilmember Low’s request, Mr. Countryman clarified for the public that any application that moves forward today only directs Planning & Development Services (PDS) to study at a greater level of detail and does not bind the Council to approve any of them in 2024. He explained the Council will then have enough supporting information in 2024 to consider making changes, there will be no zoning changes today, just an action to study further.

Vice-Chair Mead asked about the dynamics of costs related to the same general areas overlapping council-initiated requests and private requests.

Responding to Chair Dunn, Mr. Countryman spoke about Environmental Impact Statement (EIS) costs for council-initiated motions, he said the sum ranged between \$150,000 and \$200,000 and said PDS will come to Council with a budget adjustment request.

David Killingstad, PDS, spoke to Vice-Chair Mead’s question about overlapping costs. He spoke about process once an application is placed on the docket. He spoke about the costs of private applications and said the range is from \$20,000 to an excess of \$50,000.

Councilmember Low spoke to Motion No. 22-090 that he put forward, *[for discussion at Planning and Community Development Committee next week, March 15th]*. He explained there are issues that need to be addressed at 43rd and didn’t believe that the applicant should have to bear the costs for something we all agree needs to be fixed. He stated, he isn’t sure he will vote for everything included in Motion 22-090 in two years, but knows there will, at least be some compromise to address the issues on 43rd and believes the County should bear the costs.

Chair Dunn agreed with the concerns regarding 43rd, that the Council should initiate an amendment to make that area right and move that area into the UGA in a way that also considers Little Bear Creek and other sensitive issues. She said she is comfortable bringing forward a separate motion that would allow for carving out 43rd, but she said she does not support moving over 700 acres into the UGA, at this time.

Councilmember Nehring also agreed that 43rd needs to be included and looks forward to supporting the council-initiated motion that does that.

Chair Dunn explained that if an item doesn't move forward today, there are still other options.

ACTION: Vice-Chair Mead made a motion to approve Motion No. 21-147. Councilmember Wright seconded the motion.

DR1 Town of Darrington: place on Final Docket

Councilmember Nehring made a motion to place DR1 Town of Darrington on the Final Docket. Councilmember Wright seconded the motion and it carried unanimously.

LS1 City of Lake Stevens: do not process further

LS2 City of Lake Stevens: place on Final Docket

Councilmember Low made a motion to place LS2 City of Lake Stevens on the Final Docket. Councilmember Nehring seconded the motion. Councilmember Low noted that this was recommended by the Executive's Office.

The question was called for and the motion to place LS2 City of Lake Stevens on the Final Docket carried unanimously.

LS3 City of Lake Stevens: do not process further

LS4 City of Lake Stevens: do not process further

LS5 Glenn Gustafson: do not process further

Councilmember Low stated LS5 is a nice compromise but believes there is no support for this one.

LS6 Taylor McLaren: do not process further

MALT1 John Vangemert: place on Final Docket

Chair Dunn made a motion to place MALT 1 John Vangemert on the Final Docket. Councilmember Low seconded the motion.

Chair Dunn explained she is supporting this motion in order to take a better look at employment numbers.

The question was called for and the motion to place MALT1 John Vangemert on the Final Docket carried unanimously.

Councilmember Nehring explained he will be moving all the applications in his district. He said it doesn't necessarily indicate he will be supportive at the end of the process, but is supportive of moving them forward for further study.

MV1 Natural 9 Holdings: do not further process

Councilmember Nehring made a motion to place MV1 Natural 9 Holdings on the Final Docket. Councilmember Low seconded the motion and the motion failed two to three with Councilmembers Dunn, Mead, and Wright voting against.

MV2 Northpoint Development: place on Final Docket

Councilmember Nehring made a motion to place MV2 Northpoint Development on the Final Docket. Councilmember Low seconded the motion and it carried four to one with Chair Dunn voting against.

Councilmember Low spoke to MON1 and MON2. He believes they should be moved forward for further study but didn't believe there was support. He requested to move MON2 first and if there was support, he would move MON1. There was no objection by councilmembers to take them out of order.

MON2 Davis-Johnson: place on Final Docket

Councilmember Low made a motion to place MON2 Davis-Johnson on the Final Docket. He explained this is the area where the no shooting zone is that the Council instituted recently. Councilmember Nehring seconded the motion and it carried three to two with Councilmembers Mead and Wright voting against.

MON1 Wade Edelbrock: do not process further

Councilmember Low made a motion to place MON1 Wade Edelbrock on the Final Docket. Councilmember Nehring seconded the motion and it failed two to three with Councilmembers Mead, Wright, and Dunn voting against.

STAN1 City of Stanwood: do not process further

Mr. Countryman confirmed that this application has been withdrawn by the city.

SW8 Charles Austin: do not process further

Councilmember Low explained he will not be supporting SW8 as he is putting forward Motion No. 22-090 that covers the residents on 43rd.

Councilmember Nehring concurred and stated he will also be supporting Councilmember Low's motion.

Vice-Chair Mead explained he will also be supporting Councilmember Low's motion and not these today and doesn't believe the private citizens should incur the costs.

Chair Dunn expressed her appreciation for the Council's willingness to work together and recognize that the residents shouldn't bear the burden.

SW9 Norm Crooks: do not process further**SW10 CS Real Estate Development: place on Final Docket**

Councilmember Low made a motion to place SW10 CS Real Estate Development on the Final Docket. Councilmember Nehring seconded the motion. Councilmember Low noted that this was recommended by PDS.

The question was called for and the motion to place SW10 CS Real Estate Development on the Final Docket carried unanimously.

SW11 Todd McNeal: place on Final Docket

Councilmember Low made a motion to place SW11 Todd McNeal on the Final Docket. Councilmember Nehring seconded the motion. Councilmember Low noted that this was also recommended by PDS.

The question was called for and the motion to place SW11 Todd McNeal on the Final Docket carried unanimously.

SW12 Mike Mietzner: place on the Final Docket

Councilmember Low made a motion to place SW12 Mike Mietzner on the Final Docket. Councilmember Wright seconded the motion and it carried unanimously.

SW13 Gerald Morrier: do not process further**SW14 Janice Petrie: place on Final Docket**

Councilmember Low made a motion to place SW14 Janice Petrie on the Final Docket. Councilmember Nehring seconded the motion and it carried unanimously.

SW15 RNK Investments: do not process further

SW16 Village Life: do not process further**SW17 Town of Woodway: place on Final Docket**

Councilmember Wright made a motion to place SW 17 Town of Woodway on the Final Docket. Vice-Chair Mead seconded the motion.

Responding to questions from councilmembers, Mr. Countryman spoke about two parts of this application brought by the town.

The question was called for and the motion to place SW 17 Town of Woodway on the Final Docket carried unanimously.

RURAL1 Van Dam Farms: do not process further

Councilmember Nehring made a motion to place RURAL1 Van Dam Farms on the Final Docket. Councilmember Low seconded the motion and it failed two to three with Councilmembers Wright, Mead, and Dunn voting against.

ACTION: The question was called for and the main motion to approve Motion 21-147, as amended, carried unanimously.

ADJOURN

There being no further business, Council Chair Dunn adjourned the Council for the day at 11:33 a.m.