

From: [Jesse Podoll](#)
To: [Contact Council](#)
Cc: [Somers, Dave J](#); [County Executive](#)
Subject: Public Comment regarding North Lake Annexation ILA with City of Snohomish
Date: Saturday, September 13, 2025 8:26:26 PM
Attachments: [Res 1490 Hearing Comments.pdf](#)
[north lake annex comments.pdf](#)
[NorthLake ILA.pdf](#)

Dear Snohomish County Councilmembers,

Please find attached my formal letter to the Snohomish County Council (titled NorthLake ILA.pdf) expressing concerns about the proposed inclusion of the North Ridge neighborhood in the North Lake Annexation. I have also attached copies of previous correspondence sent to the Snohomish City Council regarding this matter, to which I have recieved zero response.

These documents provide additional background on the longstanding opposition and specific issues our community faces. I hope they will aid the County Council in fully understanding the context and gravity of our concerns as you consider the Interlocal Agreement.

I have also copied County Executive Dave Somers to ensure his awareness of the community concerns and perspectives expressed herein.

Thank you all for your time and consideration.

Sincerely,
Jesse Podoll
5701 North Ridge Dr
Snohomish, WA 98290
jessepodoll@hotmail.com
425.446.1829

Sent from my iPhone

Resolution 1490 - Disappointment of decision and process

I'm writing today to convey my disappointment in the way the Public Hearing and ultimate decision went regarding the authorization of the Mayor to sign Resolution 1490.

After listening to the audio of the council meeting, it was very clear that there was very limited (if any) research done, or knowledge of, the North Ridge neighborhood, and seemingly how annexation works in general by anyone on council.

This was evidenced by the very basic questions from council such as, "who owns the streets?" and "what is a water system?" to the even more basic questioning of what map was being referenced to when specifically talking about the UGA boundary map - the very topic of the resolution.

In fact, during the Council Deliberation portion of the hearing the phrase "I don't know" was alluded to, or directly said, 13 times by council, and twice by staff.

Additionally, when referencing the North Ridge neighborhood in deliberation or questions to staff, the term "Home Owner's Association" or "HOA" was used 14 times by council and staff, when in fact there is no such entity in Northridge. There is, however, a Water Corporation that is owned by the residents of the neighborhood which purchases and provides water to ourselves directly from the City of Everett. Which, once we are annexed, will be more expensive to operate and we will now have additional layers of governance such as permits and licenses that did not exist before.

While city staff did attend an annual meeting of the Northridge Water association earlier this year, there was the information was clearly only one way. As if staff had listened during the meeting they would know that our corporation only owns and operates the water system - we have nothing to do with stormwater or drainage. However, city staff made several references during this Public Hearing regarding stormwater/drainage systems implying that we currently own and maintain them and that the City would be taking portions of it over. Staff also stated that they had received all information from the County on the stormwater systems in the neighborhood. So it seems even staff is confused on who owns what, or will be responsible for maintaining what in this instance.

Staff also stated that the city is not "intending to put service out there" and "there are no new utilities the City will be taking over, except for some minimal stormwater, miles of street and some streetlights. No new parks, no water, no sewer" and that there was "no need to add any additional police services". There was mention that in the distant future (once development happens in the bulk of the North Lake area) an additional maintenance staff employee would be looked at in the budget (a council member even made joke about covering the whole area in pavement during motion discussion). Staff also stated twice that North Ridge is "not a priority" in terms of any additional service from the City. In fact, the basic narrative was "nothing will change for Northridge", or as a council member put it, Northridge will "stay exactly as you've been"... except that our taxes will go up from 7.9% to 9.3%. What a trade off! Pay more to be a low priority with no additional service rendered.

We also learned that a council member lives less than a block away from our neighborhood, yet there has been zero attempt by ANY council member to communicate directly with our neighborhood to learn our concerns and see them first hand. This speaks volumes for the leadership that we'll be inheriting. Further hammers home how we are a "low priority" I guess.

What follows is my opinion only, but I think if you read the below timeline and go back and listen to the audio of the Public Hearing, I feel like there are some legitimate questions as to Council's preparedness and engagement for this Public Hearing, as well as some out-of-turn procedural steps:

- Only 3 council members asked Questions to Staff in that section of the Hearing. All questions seemed to already be answered in the Staff Report.
- After Public Testimony was given, and during the Council Deliberation section of the Hearing, only four council members spoke, and there was no deliberation, they only asked questions to staff that were either a) brought up in Public Testimony, or b) already answered in the Staff Report.
- After the Hearing was closed, and prior to a motion or call for further discussion, a council member made comments on the topic of the closed Hearing.
- Some members showed a complete lack of engagement. Two long tenured council members, including the President, stayed silent the entire Public Hearing.
- Council seemed completely unprepared and knew very little, or had wrong information about the Northridge neighborhood throughout the entire Public Hearing.

For the Public Hearing and the motion to pass the ordinance, these were the order of steps in the Hearing as I listen to them, and they were very well defined by Mayor Redmon at each step:

- Mayor Redmon opened the Public Hearing
- Mayor Redmon moved Public Hearing to Staff Presentation
- Mayor Redmon moved Public Hearing to Council Questions of Staff
 - Council member Kuleta asked a question
 - Council member Flynn asked a question
 - Council member Neals asked a question
 - Mayor Redmon asked for any further questions, then stated "seeing none"
- Mayor Redmon opened Public Testimony
 - In-person
 - Virtual
 - (There were also written comments submitted)
- Mayor Redmon closed Public Testimony after seeing/hearing no more wishing to speak
- Mayor Redmon moved Public Hearing to Council Deliberation
 - Council member Burke asked questions to Staff raised via Public Testimony
 - Council member Hetherington asked questions to Staff raised via Public Testimony
 - Council member Flynn asked a question to Staff raised via Public Testimony
 - Council member Neals asked a question to Staff (regarding non-existent HOA)
 - Council member Burke asked a question to Staff (regarding non-existent HOA and who owned the streets)
 - Council member Flynn asked if the streets were currently maintained by the County
 - Council member Hetherington said she was making a statement, but asked a question to Staff, Staff clarified the answer was in the Staff Report.
 - Mayor Redmon called for any further deliberation
 - Mayor Redmon stated "seeing none"
- Mayor Redmon then closed the Public Hearing
- ****PUBLIC HEARING CLOSED****
- Mayor Redmon asked Council for action or a motion
 - Council member Guzak (*who did not speak at all during Council Questions to Staff or Council Deliberation*) gave comments regarding the topic of the closed Public Hearing.

- Council member Guzak then motioned to PASS Resolution 1490
- Council member (President) Merrill seconded Guzak's motion
- Mayor Redmon asked if there was any further discussion
 - Council member (President) Merrill (*who did not speak at all during Council Questions to Staff or Council Deliberation*) then gave comments.
 - Council member Kuleta then gave comments
 - Council member Flynn then gave comments
 - Council member Burke then gave comments
 - Council member Neals then gave comments
 - Council member Kuleta then gave additional comments
- Mayor asked for any further comments, seeing none, then called for the vote
- **MOTION PASSES UNANIMOUSLY**

In conclusion, while City Staff seemed prepared and knowledgeable, the handling by Council of Resolution 1490 in its entirety has left me deeply disappointed. The glaring lack of preparation or deliberation, the unclear and sometimes inaccurate information provided by both council and staff, and the absence of genuine engagement by council with the community have raised serious concerns about the direction our city leadership is taking.

As a soon to be resident directly impacted by this decision, I feel both unheard and undervalued. The disregard for thorough research, the failure to address our neighborhood's unique characteristics, and the dismissive attitude towards our concerns cannot go unnoticed. This process, which is supposed to be about thoughtful consideration and responsible governance, has instead felt detached. We are not raw land ripe for development like the majority of the area being annexed - we deserved better and got less.

Going forward, I urge the council to reconsider the way they engage with affected communities in the future and to take the time to truly understand the neighborhoods they are making decisions about. This is not just about the annexation itself, but about the principles of transparency, preparedness, and respect for the people they are meant to represent.

Thank you for your time and attention to these concerns.

Sincerely,
 Jesse Podoll
 5701 Northridge Dr
 425.446.1829
 jessepodoll@hotmail.com

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Snohomish, WA 98290
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August 19, 2025

Snohomish City Council
116 Union Avenue
Snohomish, WA 98290

Re: Strong Opposition to North Ridge being part of the North Lake Annexation

Dear Mayor Redmon and Members of the City Council,

I am writing as a homeowner in the North Ridge neighborhood within the proposed North Lake annexation area to express my firm opposition to the City's plan to annex our community. This proposal is both unnecessary and unwelcome—and it is being pursued without a compelling justification or the consent of those of us who will be most affected.

Why Now? What's Changed?

We've been told that the annexation boundaries were drawn in the 1990s—more than three decades ago. These were speculative planning lines created in a different era, with different assumptions. Since then, nothing substantive has changed to suddenly make this annexation necessary for North Ridge in 2025.

There have been no changes to utility infrastructure, no shift in land use, and no resident-led effort asking to join the City. The North Ridge neighborhood owns and operates our own water system—we purchase and manage our water supply independently. Every home in our neighborhood is also on septic, and there is no existing sewer system. Bringing in sewer lines would be a massive and unnecessary cost—one that we would be expected to bear, despite having no need for such infrastructure. Garbage services are also handled by private haulers, not by the City or the County. In short, we already manage our essential services effectively and have no reason to change that.

Higher Taxes for Services We Don't Use

As unincorporated Snohomish County residents, we currently pay a 7.9% sales tax on work performed on our properties—such as remodeling, repairs, or construction. If annexed into the City, that rate will jump to 9.3%, increasing the cost of maintaining or improving our homes. This is a direct, measurable financial burden placed on residents for zero added value. We would be paying more while continuing to rely on the same services we already provide or contract independently.

City Maintenance is Already Worse Than Ours

The City has framed annexation as a way to improve infrastructure and services—but the visible reality paints a very different picture. North Ridge has long bordered the City of Snohomish, and the contrast is easy to see. On our side, sidewalks are maintained and landscaping is trimmed. On the City's side, sidewalks—if present—are narrow, overgrown with weeds, and obstructed by untrimmed tree limbs. In some areas, there isn't even a usable path. This makes the public space not only unsightly but unusable. If the City cannot maintain its existing sidewalks and streetscapes, how can we trust it to take on more responsibility in ours?

We Are Not Asking for City Services or City Control

The City claims that annexation will provide better service delivery and planning. But we are not asking for those services. The systems we have in place are working—and they're working because they are local, community-managed, and tailored to the needs of our neighborhood. Adding another layer of city governance, regulations, and potential utility changes serves no benefit to us.

Annexation Without Representation

Pursuing this annexation via an Interlocal Agreement – whether driven by Snohomish County, or the City of Snohomish – rather than a vote of the people, strips us of our voice in the matter. This isn't cooperation, it's coercion. If annexation is truly in the public's best interest, it should be able to stand up to public vote. Anything less feels like a bureaucratic workaround to avoid resident accountability.

In closing, I urge the City Council to reject this annexation proposal. It is not driven by community need or public demand, it is being imposed from the top down, based on outdated maps and vague justifications.

For the two plus decades I have lived in North Ridge, only four residents (out of 45 homes) have moved away. Yet, since this annexation was announced just this year, three homes are already up for sale. That says all you need to know about the uncertainty and disruption this proposal is causing.

Our neighborhood is not an “island” to be absorbed—it is a functioning, self-managed community that deserves respect and autonomy. If nothing material has changed, then the annexation shouldn’t happen. Again, I urge you, leave North Ridge out of this.

Sincerely,
Jesse Podoll

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Snohomish, WA 98290
jessepodoll@hotmail.com
425.446.1829

September 13, 2025

Snohomish County Council
3000 Rockefeller Avenue
Everett, WA 98201

Re: Request to Revise Annexation Boundary – Exclude North Ridge from North Lake Annexation ILA

Dear Councilmembers,

I am writing to strongly urge the Snohomish County Council to revise the proposed Interlocal Agreement (ILA) for the North Lake Annexation and remove the North Ridge neighborhood—specifically the properties along Northridge Drive and served by the North Ridge Water Corporation—from the annexation boundary.

1. North Ridge Is Not an “Island” — But the Annexation Will Create One

One of the primary justifications for annexation is eliminating islands of unincorporated land surrounded by city limits. North Ridge is on the edge of the annexation area, not enclosed by it. Excluding us from the annexation would not create a pocket or fragment jurisdictional boundaries.

On the contrary, the City’s current map will create an island. One of our residents (and a member of our community water system) who lives on S Machias Road would be entirely surrounded by unincorporated County land, with his property only accessible via a two-mile drive through County roads to reach a small pocket within City limits. That is textbook poor planning.

2. The City Offers No Services — Only Higher Taxes

City staff made it clear during their public hearing that no new services will be offered to North Ridge upon annexation. We will remain on private water (which we own and operate), on septic systems, with no added police presence, no parks, and no public infrastructure investment.

What will change? Our sales tax will increase from 7.9% to 9.3% — for no additional benefit. And yet we’re expected to accept more regulation, more permitting, and the loss of local control over systems that work well today.

3. City Leadership Has Not Done Its Homework

During the City of Snohomish's public hearing on Resolution 1490, it became clear that most Councilmembers had limited understanding of North Ridge. They incorrectly described our neighborhood as having a homeowner's association (we do not), failed to correctly identify ownership of water and stormwater systems, and generally misunderstood the layout and governance of our area. There was no direct outreach from City leadership to our residents, despite the major impacts this proposal would have on our homes and taxes.

Given this lack of due diligence, moving forward with annexation over community objections is not only inappropriate — it undermines public trust.

What the County Can Do

The Snohomish County Council is not obligated to approve the annexation map as proposed. You have the authority to require changes, and you should use that authority to ensure fairness, logic, and respect for community input.

I respectfully request that the Council revise the proposed annexation boundary to exclude the North Ridge neighborhood. Doing so avoids creating a new "island," aligns with community feedback, and respects the autonomy of a neighborhood that has no desire — or need — to be annexed.

We are not opposed to thoughtful, community-supported planning. But annexing neighborhoods that are already self-sufficient, that oppose annexation, and that receive no benefit from it is simply bad policy.

Thank you for your time and your commitment to responsible governance.

Sincerely,
Jesse Podoll
5701 North Ridge Dr
Snohomish, WA 98290
jessepodoll@hotmail.com
425.446.1829

From: [Louise Poier](#)
To: [Contact Council](#)
Subject: Northlake Annexation into Snohomish
Date: Tuesday, September 16, 2025 1:51:17 PM

Dear members of the Snohomish County Council,

I am writing to you because, as a resident of North Ridge, I hope not to be annexed into the city of Snohomish.

I have lived in North Ridge for 35 years. Anytime that I have called the county about an issue with the road, they have been prompt to investigate. In one circumstance, I noticed that the curb was gradually lifting, and the road was changing in front of my home. I called Snohomish County Road Maintenance. They investigated the next day and found a broken storm drain pipe. They repaired it immediately. If the city expands, is there a budget plan for maintenance that is sufficient to serve the area of Northlake Annexation in a prompt manner?

When the residents of Stone Ridge, Terrace Ave., and Northridge were offered the opportunity to express our concerns about the addition of Woodberry Hills (proposed 110 new homes) on Terrace Ave, we pleaded for a sidewalk that would extend to 16th Ave. I have walked that narrow road for 35 years almost daily. The city denied extending a sidewalk beyond the sidewalk that would be in front of the Woodberry Hills Project. Now, the city of Snohomish has made a shoulder for pedestrians and bikers which narrows the road. The sign indicates, Share The Road. The city instructs us to walk on this shoulder with our back to traffic. With the additional 110 homes, there is an increase of Amazon, FedEx, .U.P.S drivers etc., who do not obey the 25m.p.h. speed limit signs. I will not walk with my back to the traffic. The Snohomish News Letters continually state that they are about citizen safety. I am quite certain that the money gained by the D.R. Horton Project, could have made it possible to widen the road with a sidewalk for our safety.

Lastly, my sales tax will increase. It is becoming increasingly difficult to manage as a senior citizen. Now, there would be an additional increase in the realm of taxation.

The city states that nothing would change except sales tax. How can we be certain of that statement?

Thank you so much for taking the time to read my letter.

Best regards,

Louise Poier

weezie.poier@gmail.com

5623 North Ridge Dr.

Snohomish, WA 98290

425-314-8518

From: [Gayle Campbell](#)
To: [Contact Council](#); [County Executive](#); [Somers, Dave J](#); [Low, Sam](#)
Subject: North Ridge Neighborhood
Date: Wednesday, September 17, 2025 2:44:25 PM

To Whom it may concern:

As a resident of North Ridge for over 31 years, I ask that we NOT be annexed into the city. The city has threatened us with this annexation and higher taxes for years. There do not seem to be any benefits to our neighborhood and we seem to be a very low priority to the city anyway. Jesse Podoll has sent several letters with more detail. I would ask to reference these as part of my request. I love our neighborhood and would prefer to stay as we are, a county neighborhood. Please feel free to call or email me if you have any additional questions for me.

Sincerely,

Gayle Campbell & Bryce Hoerath
5822 North Ridge Drive
Snohomish, WA 98290



CAMPBELL HOMES

Gayle Campbell

MANAGING BROKER

CELL (425) 330-0471

EMAIL gaylecampbell@windermere.com

website gaylec.withwre.com

Tate Campbell

REAL ESTATE BROKER

CELL (425) 446-2686

EMAIL tate.campbell@windermere.com

website tatecampbell.withwre.com

WINDERMERE REAL ESTATE / SNOHOMISH INC.



From: [J. Michael Gallagher](#)
To: [Somers, Dave J](#); [Low, Sam](#)
Cc: [Contact Council](#); [County Executive](#); [Jesse Podoll](#)
Subject: NORTHRIDGE ANNEXATION
Date: Wednesday, September 17, 2025 12:30:08 PM
Attachments: [north lake annex comments.pdf](#)
[north lake annex comments.pdf](#)
[NorthLake ILA.pdf](#)

My wife, Colleen, and I are residents of Northridge, residing at 5903 Northridge Drive.

We oppose the annexation planned by the city council and the mayor. We did not vote for these people and they do not speak for us.

We are self sufficient in Northridge. W neither want nor need the help of the City of Snohomish.

Colleen and I attach our names to the correspondence delivered to you by Jesse Podoll. He has eloquently stated our position in stating his.

Jesse Podoll
5701 North Ridge Dr
Snohomish, WA 98290
jessepodoll@hotmail.com
425.446.1829

August 19, 2025

Snohomish City Council
116 Union Avenue
Snohomish, WA 98290

Re: Strong Opposition to North Ridge being part of the North Lake Annexation

Dear Mayor Redmon and Members of the City Council,

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Why Now? What's Changed?

We've been told that the annexation boundaries were drawn in the 1990s—more than three decades ago. These were speculative planning lines created in a different era, with different assumptions. Since then, nothing substantive has changed to suddenly make this annexation necessary for North Ridge in 2025.

There have been no changes to utility infrastructure, no shift in land use, and no resident-led effort asking to join the City. The North Ridge neighborhood owns and operates our own water system—we purchase and manage our water supply independently. Every home in our neighborhood is also on septic, and there is no existing sewer system. Bringing in sewer lines would be a massive and unnecessary cost—one that we would be expected to bear, despite having no need for such infrastructure. Garbage services are also handled by private haulers, not by the City or the County. In short, we already manage our essential services effectively and have no reason to change that.

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The City has framed annexation as a way to improve infrastructure and services—but the visible reality paints a very different picture. North Ridge has long bordered the City of Snohomish, and the contrast is easy to see. On our side, sidewalks are maintained and landscaping is trimmed. On the City's side, sidewalks—if present—are narrow, overgrown with weeds, and obstructed by untrimmed tree limbs. In some areas, there isn't even a usable path. This makes the public space not only unsightly but unusable. If the City cannot maintain its existing sidewalks and streetscapes, how can we trust it to take on more responsibility in ours?

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The City claims that annexation will provide better service delivery and planning. But we are not asking for those services. The systems we have in place are working—and they're working because they are local, community-managed, and tailored to the needs of our neighborhood. Adding another layer of city governance, regulations, and potential utility changes serves no benefit to us.

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In closing, I urge the City Council to reject this annexation proposal. It is not driven by community need or public demand, it is being imposed from the top down, based on outdated maps and vague justifications.

For the two plus decades I have lived in North Ridge, only four residents (out of 45 homes) have moved away. Yet, since this annexation was announced just this year, three homes are already up for sale. That says all you need to know about the uncertainty and disruption this proposal is causing.

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Jesse Podoll

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Snohomish, WA 98290
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September 13, 2025

Snohomish County Council
3000 Rockefeller Avenue
Everett, WA 98201

Re: Request to Revise Annexation Boundary – Exclude North Ridge from North Lake Annexation ILA

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On the contrary, the City’s current map will create an island. One of our residents (and a member of our community water system) who lives on S Machias Road would be entirely surrounded by unincorporated County land, with his property only accessible via a two-mile drive through County roads to reach a small pocket within City limits. That is textbook poor planning.

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Thank you for your time and your commitment to responsible governance.

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From: [Jesse Podoll](#)
To: [Contact Council](#); [Low, Sam](#); [Somers, Dave J](#); [County Executive](#)
Subject: Ordinance 25-046 Public Comment
Date: Friday, September 19, 2025 2:18:46 PM
Attachments: [NRWC LETTER TO SNO COUNTY COUNCIL.pdf](#)

Dear Snohomish County Council Members,

Please find the attached letter from the North Ridge Water Corporation in regards to Ordinance 25-046 concerning annexation between the City of Snohomish and Snohomish County. The Public Hearing for this topic is scheduled for Wednesday 9/24 at 10:30am.

While we are not taking a position for or against annexation, you will see that annexation will increase our operating costs, and therefore the cost of this essential utility to all that we serve.

Thank you for your time and consideration,

-Jesse Podoll

North Ridge Water Corporation Board Member

North Ridge Water Corporation

North Ridge Drive
Snohomish, WA 98290

September 18, 2025

Snohomish County Council

3000 Rockefeller Avenue
Everett, WA 98201

Re: Impact of North Lake Annexation on North Ridge Water Corporation Operating Costs and Rates

Dear Snohomish County Councilmembers,

As the Board of Directors for the North Ridge Water Corporation, which owns and operates the water system serving the North Ridge neighborhood, we are writing to provide information regarding the potential impact of the proposed annexation of our service area into the City of Snohomish.

While it is not our place to take a position either in favor of or opposed to annexation – given that our membership likely includes households with differing views – our purpose in this letter is to share important operational facts and considerations related to the water system, which is an essential utility for all residents served by the Corporation.

Potential Increase in Operating Costs and Water Rates

Annexation into the City of Snohomish may trigger a review of our wholesale rate structure in which we purchase water from the City of Everett. Among the criteria used in determining wholesale water rates, “jurisdiction” – including whether a system is within city limits or in unincorporated county – is one potential factor. It is likely our rates would increase* to match our new “jurisdiction” which are currently significantly higher than our current rates.

In addition to possible increases in wholesale rates, we anticipate the following operating cost increases as a result of annexation:

- New or increased permitting, licensing, and regulatory requirements due to doing business in the City of Snohomish that did not exist while doing business in Unincorporated Snohomish County
- Higher administrative costs associated with inspections, reporting, and compliance, due to a higher tax rate for services rendered within the City of Snohomish city limits as opposed to Unincorporated Snohomish County

- Increased service fees from our contracted Certified Water Manager for maintenance and system operations, meter reading and water testing, as well as service locates conducted within the City of Snohomish city limits as opposed to Unincorporated Snohomish County.
- Our Certified Water Manager will incur additional costs related to rendering services inside the City of Snohomish, including obtaining a City of Snohomish business license and those costs will likely be passed on to us as his customer
- All system repairs or maintenance work will cost more due to the increase in applicable sales and service tax rates rendered in the City of Snohomish city limits as opposed to Unincorporated Snohomish County

**Although the City of Everett rate change would still be subject to formal review and Everett City Council approval, the likelihood of eventual rate adjustments following annexation is a reasonable expectation based on historical practices and policy considerations.*

Direct Impact on Members

The North Ridge Water Corporation is an entity owned by the residents it serves. Any increase in costs – whether from higher wholesale water rates or expanded administrative and operational burdens – will be passed directly to our members through higher water utility bills.

As a result, annexation may lead to increased essential utility costs for all 45 residents on our system.

Conclusion

We appreciate the opportunity to share these considerations with the Council. While we are not weighing in on the annexation itself nor are we speaking on behalf of any members in their choice to support or oppose annexation, we believe it is important to highlight the direct financial implications this annexation may have on the residents of North Ridge through their shared ownership in the Corporation and the essential utility service it provides.

We encourage the Council to consider these impacts carefully when evaluating the annexation proposal and its consequences for our corporation and the residents involved.

Sincerely,

North Ridge Water Corporation Board of Directors

From: [Elisabeth Blalock](#)
To: [Contact Council](#); [Low, Sam](#)
Subject: Northridge Annex
Date: Monday, September 22, 2025 11:05:14 AM

Dear Council Members,

I am writing to express my strong opposition to the proposed annexation of Northridge. After considering the impacts, I believe there is no clear benefit for current residents, but there are many serious concerns.

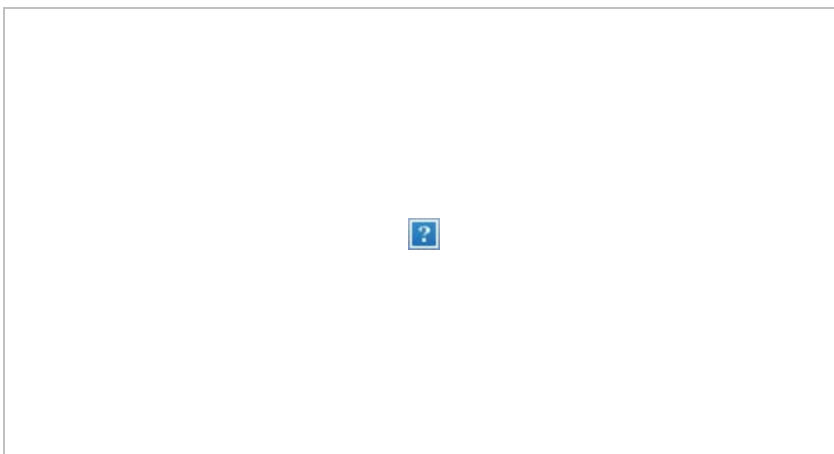
- **Increased costs:** Annexation will likely raise the cost of essential services, including water and taxes, placing a heavy burden on residents without improving our quality of life.
- **No geographic justification:** Northridge is not an island or isolated community in need of annexation. There is no pressing reason to move forward now.
- **Impact on seniors:** Many Northridge residents are older adults living on fixed incomes. Higher rates and taxes will be extremely difficult for them to manage.

For these reasons, I respectfully ask that the council table any decision on annexation for at least five years. This would allow time for natural transitions in the community and avoid placing unnecessary financial strain on those who can least afford it.

Thank you for your consideration. I appreciate your service and hope you will prioritize the well-being of Northridge residents when making this decision.

Sincerely, Elisabeth

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[CLICK HERE TO DOWNLOAD THE MOST ACCURATE HOME SEARCH APP](#)

From: [ROD W. HOVDE](#)
To: [Contact Council](#)
Cc: [Low, Sam](#)
Subject: North Ridge Annexation into City of Snohomish
Date: Saturday, September 20, 2025 1:10:41 PM

I have been a resident of North Ridge since 1986 and have enjoyed NOT being in the city of Snohomish.

I do not agree with the ILA eliminating the choice of the owners of property not having a voice as to what will happen with their property.

This is a further erosion of our private property rights.

As a property owner in North Ridge, I see no benefit of being annexed into the city.

Contrarily, I see it as detrimental as our water system, which is owned by the residents, will remain as a private water system and the city would not take control of it.

There is also a great possibility that if we get annexed into the city, our water rates would increase due to city licenses and higher costs for us to purchase our water from the City of Everett.

I also fear the possibility of our property taxes going up, which this question has not been answered for us.

We have been very happy with the counties response to any issues that have arisen in the neighborhood.

Many (majority) of the residents of North Ridge are of retirement age and on fixed incomes, any higher costs associated with being annexed in, would be a burden on the residents.

I am very much opposed to North Ridge being annexed into the city of Snohomish and highly encourage the Council and County Executive to vote to leave North Ridge out of the annexation.

Thank you

Sincerely

Rod Hovde

6329 Northridge Dr

Snohomish, WA 98290

425-345-5734

RWHovde@comcast.net

From: [Erv Otis](#)
To: [Contact Council](#)
Cc: [Somers, Dave J](#)
Subject: Letter to County Council Opposing Annexation by City of Snohomish
Date: Monday, September 22, 2025 9:45:00 AM
Attachments: [Letter to County Council Opposing Annexation.docx](#)

Attached please find our letter in opposition of annexation by the City of Snohomish of our neighborhood included in the North Lake ILA. My scanner is not working so I could not include our signed copy. If a signed copy is needed please let me know.

Thank you!

Erv Otis
360-568-1697

Letter to County Council Opposing Annexation of North Ridge neighborhood by the City of Snohomish (Portion of North Lake ILA)

Ervin & Janice Otis
6228 North Ridge Drive
Snohomish, WA 98290

Erv.Otis@gmail.com
360-568-1697

September 20, 2025

Snohomish County Council
3000 Rockefeller Ave M/S 407
Everett, WA 98201

Dear County Council Members,

We are writing as a residents of the area proposed to be annexed by the City of Snohomish referred to as the North Lake Annexation ILA. After thoughtful consideration of the likely impacts we urge the County Council to remove the North Ridge neighborhood from the annexation boundary. This is the area along North Ridge Drive and is served by the North Ridge Water Corporation. We request that the council preserve our current county governance and reject any annexation proposal.

Our primary concerns are these:

Increase in Utility Costs: Residents of North Ridge own and operate our own water system, North Ridge Water Corporation, a tax-exempt entity that purchases water from the city of Everett and delivers it to its members. We believe Everett would significantly increase charges to us if we are annexed by the City resulting in increased costs without benefits.

Other Operating Costs: We also believe other costs will increase to our water delivery activity such as city licenses; increase in sales tax on our maintenance costs; and potentially other increases in operating costs.

City Maintenance: North Ridge borders the city of Snohomish. We have lived here for over 45 years and our sidewalks and streets have always been maintained better than what we see in the city. It's easy to assume the city taking control of our neighborhood would be of no benefit to us.

Tax and service implications: A transfer to city jurisdiction typically brings new taxes, fees, and fees that can increase household costs without clear, guaranteed improvements in services we currently receive. This is a concern and an unknown. (But we do know our sales tax rate will increase.)

We believe annexation would result in additional costs to us with no resulting increase in benefits. We respectfully ask for the council to leave the North Ridge community out of the proposed annexation boundary.

Council member Sam Low has visited our neighborhood and has an understanding of who we are and how our neighborhood and our water corporation operate. We thank him for his time and effort in learning the facts. Thank you for your attention to this matter and for protecting the interests of county residents

Sincerely,

Erv and Jan Otis

From: [Doug Bahr](#)
To: [Contact Council](#)
Cc: [Low, Sam](#)
Subject: North Lake Annexation / North Ridge Dr.
Date: Tuesday, September 23, 2025 9:42:20 AM

Dear Snohomish County Councilmembers,

I am writing to in regard to my opposition of the annexation of North Ridge Dr. into the North Lake Annexation. Adding my neighborhood to the city of Snohomish provides no benefits to me nor my neighbors and in fact increases my tax and cost burden while providing no improvements to services rendered. I am also concerned about our Northridge Water Corporation and possible increase in our operation and water rates.

Unfortunately last year, I completed some basic home improvement and incurred an unexpected maintenance cost of installing a new roof. I would have had to pay the 9.3% sales tax vs. the unincorporated county 7.9% which would have greatly impacted the already expensive replacements.

Please consider these negative impacts and no tangible improved services while discussing the implementation of Ordinance 25-046.

Respectfully,
Douglas Bahr
5710 Northridge Dr.
Snohomish, WA 98290

From: [Ryan Cox](#)
To: [Contact Council](#)
Subject: Opposition to Annexation of North Ridge Neighborhood
Date: Tuesday, September 23, 2025 10:11:10 AM

To whom it concerns -

I am writing to express my strong opposition to the proposed annexation of the North Ridge neighborhood into the City of Snohomish.

As residents of North Ridge, we operate a Class A non-expanding water system that currently serves 45 households. Our existing infrastructure does not allow for further expansion, and we run, operate, and self-manage this water service corporation independently.

Throughout the review and comments process, the City of Snohomish has repeatedly stated that there are no plans or intentions to improve or expand services to the North Ridge neighborhood. Given this, the annexation would impose prohibitive and burdensome financial costs on our community without providing any corresponding benefits.

For these reasons, I am firmly not in favor of the city annexation and urge you to reconsider this proposal.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Ryan Cox
North Ridge Resident
President - North Ridge Water Corporation
6231 Northridge Dr.
Snohomish, WA 98290
206-909-2526

From: [Kevin Shinn](#)
To: [Contact Council](#)
Cc: [Kevin Shinn](#)
Subject: City of Snohomish annexation
Date: Tuesday, September 23, 2025 9:56:11 AM

To whom it may concern,

RE: ANNEXATION

Kevin and Terri Shinn
5807 North Ridge Drive
Snohomish, WA 98290

Terri and I have lived on North Ridge Drive for over 30 years and are looking forward to being "official" Snohomish residents.

Previous attempts to annex our area into the city always would have involved the expense of upgrading our sewer and/or water systems, which would have been far too expensive to consider. That requirement is no longer in effect so we are very much in favor of annexing now.

We truly appreciate the communication we have received from the City during this annexation process; the City even came to one of our neighborhood meetings and answered any questions we had. We can't understand why anyone on our street would be opposed to the annexation, the expense appears to be negligible and the additional services we would receive from the City might well be improved.

Count us in for the annexation! Let us know if we can be of any assistance in the process.

Thank you,
Kevin and Terri Shinn

Kevin's Cell#: [425-308-8635](tel:425-308-8635)

From: [Terry Lippincott](#)
To: [Contact Council](#)
Subject: Snohomish North Lake Annexation
Date: Tuesday, September 23, 2025 4:55:35 PM

Dear County Council members,

My name is Terry Lippincott and I am currently serving as the vice chair of the Snohomish Planning Commission. I would like to give you some information as to the outreach conducted by the Planning Department in the City Of Snohomish regarding the Snohomish Northlake annexation being considered under ordinance 25-046. I believe the City and the Planning Department conducted extensive outreach which included public meetings and the list as follows:

As part of our work on the Comprehensive Plan update in 2024 we invited residents of the Northlake area to an open house. Attendance was robust and the consensus seemed to be that the Northlake area was the logical area to be included in the city boundary.

A survey was sent out, and available to all city residents asking questions about where growth would best be placed and again Northlake again came up repeatedly.

City Planning staff attended the Snohomish Farmers markets throughout the season, always available for questions regarding anything planning, but especially the proposed annexation area.

City staff held a barbecue in one of our city parks for Northlake residents to ask questions and meet city staff.

At our July Planning Commission meeting we held an open house regarding the proposed annexation. Planning Commission unanimously agreed to send the recommendation to Snohomish City Council to approve the annexation and move forward.

Early in 2025, Planning staff and City staff attended the Northridge Water District meeting and were available to answer questions and have discussion about concerns.

Subsequently, the Snohomish City Council held a public hearing on the proposed annexation and the vote was unanimous to approve.

In my ten years on the Planning Commission I have not seen such robust public outreach to a specific community, and I have to say that I'm proud of the work that was done in reaching this decision. We are bound to grow, and I feel that the Northlake area is the place where it should be.

Respectfully,

Terry Lippincott,

Vice chair Snohomish Planning Commission

Sent from my iPhone