

SNOHOMISH COUNTY COUNCIL

INDEX TO FILE

FILE: Eastview Village 22-113955 SPA, 22-114101 SPA, 22-117447 SPA, 22-117395 PSD, 22-117398 PSD/SPA, 22-117404 PSD, 24-113099 SPA

DATE: Closed Record Appeal Hearing - Wednesday, July 2, 2025 @ 1:30 p.m.

COUNCIL STAFF: Ryan Hembree

PDS STAFF: Joshua Machen

DPA: Brian Dorsey

The complete Hearing Examiner record is available upon request of the Clerk of the Council

Exhibit No.

[S.7](#) Council Staff Report

I. Appeal Letter

S.1 Appeal Letter received via e-mail May 13, 2025, @ 2:00 p.m. from Appellants, Bart Holman, Gary Maguire, Courtney Privett, Emily Walker, Suzanne Un, Neal Manegold, Kim Trammell, Lauren Manegold, Joan Thomas, Bruce Thomas, Save Cathcart, David Irwin, Shari Crichton, Tami Hodge, Chelsea Jamerson, Katrina Stewart, Emily Maglietti, Debra Fahey, Jennica Halbert, Lori Wirtz, Kerri Lonergan-Derke, Amy Watts, Elizabeth Rutledge, Kathy Putt on behalf of Greenleaf HOA, Barry Trosin, Mary Lovitt, Kathy Putt, Joseph Tomola, Linda Gray, Daria Martel, Irene Billa, Jennifer Tillman, Stuart Larson, Michael Wright, John Sheldon, Kelsey Bergren, Leonard Kurkowski, Amy Amend, Chad Fowler, Rena Connell, Deborah Wetzel

II. Examiner's Decision

Q.1 Decision of the Snohomish County Hearing Examiner dated February 28, 2025

R.1 Amended Decision After Reconsideration of the Snohomish County Hearing Examiner dated April 30, 2025

[Hearing Examiner List of Exhibits](#) (*Exhibits available upon request at contact.council@snoco.org*)

[Hearing Examiner Parties-of-Record](#)

III. Copies of Hearing Examiner exhibits cited and/or germane to the appeal – Part 1

Copies of Hearing Examiner exhibits cited and/or germane to the appeal – Part 2

- K.1 Staff Recommendation
- E.1 Determination of SEPA Exemption Status
- D.1 Ownership - Zoning Map
- D.2 Aerial Map

The following are additional exhibits listed in order as cited in the Appeal Letter (Exhibit S.1)

- L.35 UPDATED FINAL David Irwin, Converted PowerPoint Presentation, 12-3-24
- L.37 David Irwin, Key Intersection Map, Arterial Units, TSA Boundary, 12-3-24
- Q.2 Irwin Reconsideration Request with 34 Appendices, 2,573 pages, 3/10/25
- L.8 David Irwin, 11-21-24
- Q.13 Deborah Wetzel Emailed Comment, 4/8/25
- Q.3 Wetzel Reconsideration Request with 7 Appendices, 302 pages, 3/10/25
- H.13 Marshland Flood Control District, 12-05-2022
- I.29 Deborah Wetzel
- I.81 Linda Gray
- L.1 Deborah Wetzel, 11-18-24
- L.2 Marshland Flood Control Dist.: Commissioner Thomas Declaration dated 11-11-24
- L.3 Marshland Flood Control Dist.: Commissioner Stocker Declaration, dates 11-11-24
- L.4 Marshland Flood Control Dist.: Chairperson Bailey Declaration, dated 11-11-24
- L.5 Marshland Flood Control Dist.: REVISED Brief and Exhibits, dated 11-11-24
- L.6 Deborah Wetzel, 11-20-24
- L.7 Linda Gray and Staff Response, 11-20-24
- L.9 Deborah Wetzel, 11-21-24
- L.10 Deborah Wetzel, 11-21-24
- L.11 Linda Gray, 11-21-24
- L.12 Linda Gray, 11-21-24

L.13 Deborah Wetzel, 11-21-24

L.14 Linda Gray, 11-21-24

L.15 Deborah Wetzel, 11-21-24

L.16 Deborah Wetzel, 11-21-24

L.17 Deborah Wetzel, 11-21-24

L.18 Deborah Wetzel, 11-21-24

L.19 Deborah Wetzel, 11-21-24

L.23 David Irwin, 11-27-24

L.29 Marshland Flood Control Dist., 12-1-24

L.32 Ryan Barnes, Stormwater Review Memorandum, 11-27-24

L.36 David Irwin, 2025 Zoning Map, 12-3-24

L.38 Linda Gray, 12-3-24

L.39 Deborah Wetzel, 12-3-24

L.40 Marshland Flood Control District, Gary Brandstetter, re: Assessment Covenants, 12-3-24

Q.4 Brandstetter Reconsideration Request with 4 Appendices, 64 pages, 3/10/25

Q.9 Deborah Wetzel Emailed Comment, 4/1/25

Q.10 Deborah Wetzel Emailed Comment, 4/7/25

Q.12 David Irwin Emailed Comment, 4/7/25

L.34 SUPERSEDED UPDATED David Irwin, Converted PowerPoint Presentation, 12-3-24

C.1.2 Traffic Report-Internal Intersection Analysis, dated 01-24-2024

L.31 Deborah Wetzel, 12-2-24

I.8 Angela Berghout

G.11 WSDOT Traffic Mitigation Offer, dated 11-06-2024

M.16 WSDOT Comment and Traffic Offer 12-2-24

H.9 Traffic Review Memo, dated 11-8-2024

M.11 1997 ILA

H.6 WSDOT

C.1.1 Traffic Report, dated 10-2023

H.3 School District

IV. Responses to Appeal

S.2 Written argument from Peter Durlan and Darrell Mitsunaga, Attorneys for the Applicant, submitted via e-mail and received on June 4, 2025, at 4:52 p.m.

Hearing Examiner exhibits listed in order as cited in applicant's written argument

A.2 SUPERSEDED Project Narrative, received 10-01-2024

K.1 Staff Recommendation

Q.8 PDS Response to Order on Reconsideration 4/1/25

M.16 WSDOT Comment and Traffic Offer 12-2-24

M.25 Applicant Submittal 1 12-20-24: Irwin Response to Comments Letter, Traffic

Q.4 Brandstetter Reconsideration Request with 4 Appendices, 64 pages, 3/10/25

V. Rebuttal

S.3 Written Rebuttal of Applicant's Response from David Irwin, Appellant, submitted via e-mail and received on June 5, 2025 @ 3:32 P.M.

Hearing Examiner exhibits listed in order as cited in appellant's written rebuttal

Q.2 Irwin Reconsideration Request with 34 Appendices, 2,573 pages, 3/10/25

L.8 David Irwin, 11-21-24

Q.3 Wetzel Reconsideration Request with 7 Appendices, 302 pages, 3/10/25

S.4 Written Rebuttal of Applicant's Response from Joan Thomas, Appellant, submitted via e-mail and received on June 11, 2025 @ 11:39 P.M.

Hearing Examiner exhibits listed in order as cited in appellant's written rebuttal

S.1 Appeal Letter received via e-mail May 13, 2025, @ 2:00 p.m. from Appellants, Bart Holman, Gary Maguire, Courtney Privett, Emily Walker, Suzanne Un, Neal Manegold, Kim Trammell, Lauren Manegold, Joan Thomas, Bruce Thomas, Save Cathcart, David Irwin, Shari Crichton, Tami Hodge, Chelsea Jamerson, Katrina Stewart, Emily Maglietti, Debra Fahey, Jennica Halbert, Lori Wirtz, Kerri Lonergan-Derke, Amy Watts, Elizabeth Rutledge, Kathy Putt on behalf of Greenleaf HOA, Barry Trosin, Mary Lovitt, Kathy Putt, Joseph Tomola, Linda Gray, Daria Martel, Irene Billa, Jennifer

Tillman, Stuart Larson, Michael Wright, John Sheldon, Kelsey Bergren, Leonard Kurkowski, Amy Amend, Chad Fowler, Rena Connell, Deborah Wetzel

- S.5 Written Rebuttal of Applicant's Response from Debbie Wetzel, Appellant, submitted via e-mail and received on June 11, 2025 @ 12:58 P.M.

Hearing Examiner exhibits listed in order as cited in appellant's written rebuttal

- Q.3 Wetzel Reconsideration Request with 7 Appendices, 302 pages, 3/10/25
- L.8 David Irwin, 11-21-24
- G.9 Roundabout Plan, dated 11-04-2024
- C.1.1 Traffic Report, dated 10-2023
- L.35 UPDATED FINAL David Irwin, Converted PowerPoint Presentation, 12-3-24
- S.6 Written Rebuttal of Applicant's Response from David Irwin, Appellant, submitted via e-mail and received on June 5, 2025 @ 3:32 P.M.

VI. Submissions/Exhibits Entered for Council Closed Record Appeal

- S.8 Signed Verification of Appeal Received by John Filippov on 05/13/25
- S.9 Notice of Closed Record Appeal dated 05/21/25
- S.10 Affidavit of Mailing – Notice Closed Record Appeal – e-mailed on 05/21/25
- S.11 Letter to Applicant/posting notice – date 05/21/25
- S.12 Notarized statement/affidavit – applicant posting notice – 05/22/25
- S.13 Affidavit of Publication – Notice of Closed Record Appeal – dated 05/28/25
- S.14 Sign in Sheet – Parties of Record providing oral argument at public hearing 07/02/25
- S.15 Official Notice of Council Decision with Motion 25-331– issued on 07/09/25
- S.16 Affidavit of Mailing – Official Notice of Council Decision – e-mailed on 07/11/25