

Docket XXII Motion 26-155 (ECAF 2026-0760)					
Hearing Date: Wednesday, July 8, 2026 @ 10:30 a.m.					
Council Staff: Deb Bell		PDS Staff: Shanan Bird		DPA: Elie Steinberg	
Click on exhibit number to view document					
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3.3.020	E-Mail	04/06/26	Nadine Shanti	Public Testimony	1
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3.4 Staff Reports and Submissions					
3.5 Public Participation					
3.5.001	Notice		Council Staff	Notice of Introduction and Public Hearing	
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3.6 Council Deliberations					

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title
Motion 26-155, approving the final list of amendments to the Snohomish County Comprehensive Plan and GMA Development Regulations for Docket XXII

..body
DEPARTMENT: Planning and Development Services

ORIGINATOR: Shanan Bird

EXECUTIVE RECOMMENDATION: Tom Teigen 3/31/26

PURPOSE: The County Council shall review the PDS recommendation on proposed amendments to the Snohomish County Comprehensive Plan and development regulations to determine in a public hearing whether the proposed amendments should be further processed on Final Docket XXII for final action by the County Council in 2027.

BACKGROUND: PDS conducted an initial evaluation of the one non-county initiated (docket) application to amend the comprehensive plan and implementing development regulations submitted by the October 31st, 2025 deadline. This docket application is considered to be a minor amendment that will not alter any urban growth area boundaries. PDS evaluated the docket proposals for consistency with each of the applicable initial docket review criteria in SCC 30.74.030 and 30.74.040 including whether proposed amendments are consistent with the CPPs, the MPPs, and the GMA. PDS can only recommend further processing if a proposal meets all of the applicable docket criteria. PDS recommends that the J&L Properties of Washington, LLC and PG Management, LLC application be further processed as it meets all of the applicable docket criteria. The County Council is required to review the PDS recommendation and has the legislative discretion in a public hearing to determine which of the docket proposals should be further processed on the final docket.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

ORIGINAL	CONTRACT#	AMOUNT
AMENDMENT	CONTRACT#	AMOUNT

Contract Period

ORIGINAL	START	END
AMENDMENT	START	END

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance (Nathan Kennedy 3/30/26)

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-155

A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE FINAL LIST
OF AMENDMENTS TO THE SNOHOMISH COUNTY COMPREHENSIVE PLAN AND
GMA DEVELOPMENT REGULATIONS FOR DOCKET XXII

WHEREAS, the Snohomish County Council (County Council) adopted chapter 30.74 SCC, "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and 36.70A.470 in order for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the County Council has determined that the consideration of such proposed amendments to the comprehensive plan or development regulations would promote a county purpose as established under RCW 36.70A.130 and 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, the Department of Planning and Development Services (PDS) processed one non-county-initiated docket proposal received by the October 31, 2025, deadline as a minor docket amendment and evaluated the proposed minor docket amendment for consistency with the initial docket review criteria in SCC 30.74.030(1);

NOW, THEREFORE, ON MOTION, the County Council hereby includes the proposal submitted by J&L Properties of Washington, LLC and PG Management, LLC (File Number 25-118727), which proposes to amend SCC 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone, on Final Docket XXII and authorizes the County Executive, through PDS, to further process the proposed minor docket amendment consistent with chapters 30.73 and 30.74 SCC, including environmental review under the State Environmental Policy Act (SEPA), for final consideration in 2027.

PASSED this ____ day of _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Deputy Clerk of the Council

#	ID #	Applicant	Proposed Amendments	Place on Final Docket	Do Not Process Further
Snohomish County Code (SCC) Amendment					
1	25-118727	J&L Properties of Washington, LLC and PG Management, LLC	Amend SCC Chapter 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone.		

Snohomish County Planning and Development Services (PDS)

Docket XXII Initial Review and Evaluation
Proposed Amendments to the Snohomish County 2024 Comprehensive Plan and
Implementing Development Regulations
January 28th, 2026

Applicant: J&L Properties of Washington, LLC and PG
Management, LLC.

File: 25-118727-DA

DESCRIPTION OF PROPOSAL

Future Land Use (FLU) Map Designation:	Proposed: Existing:	No FLU map amendment proposed Not applicable
Zoning:	Proposed: Existing:	No rezone proposed Not applicable
Urban Growth Area (UGA) Expansion:	No UGA Expansion Proposed	

Proposed SCC Amendment:

30.28.120 Marijuana Retail Requirements.

(1) A marijuana retail use shall not be located within 1,000 feet of the perimeter of the grounds of any primary or secondary school or any property owned by a school district and identified in a six-year capital facility plan for construction of a primary or secondary school.

(2) In urban zones, a marijuana retail use shall not be located within 2,500 feet of another marijuana retail use. In rural and resource zones, a marijuana retail use shall not be located within 10,000 feet of another marijuana retail use except that in the Clearview Rural Commercial Zone (CRC) a marijuana retail use shall not be located within 5,000 feet of another marijuana retail use and a total of no more than two marijuana retail locations shall be allowed. Compliance with these separation requirements shall be determined by measuring the distance horizontally following the shortest straight line from the property line where a state-licensed marijuana retailer is located to the property line of any property, regardless of jurisdiction, where another state-licensed marijuana retailer is located or proposed to be located.

(a) Legal nonconforming marijuana retail uses in existence on or before June 21, 2016, are exempt from the separation requirements.

(b) After June 21, 2016, marijuana retail uses that are legally nonconforming because they do not comply with the separation requirements may be continued provided they meet the requirements of non-conforming uses in SCC 30.28.072.

~~(b)~~ (c) A marijuana retail use is exempt from the separation requirements when the following conditions have been met:

Snohomish County Planning and Development Services (PDS)

(i) The county received a Notice of Marijuana License Application for that location, site, or tax parcel from the Washington State Liquor and Cannabis Board on or before June 21, 2016, the county did not issue a written objection to the Notice of Marijuana License Application, and no marijuana retail use existed on the site proposed in the Notice of Marijuana License Application for a marijuana retail use at any time between June 22, 2016, and March 13, 2017; or

(ii) The applicant owned real property that included the site proposed in the application or signed a lease for the site proposed in the application on or before June 21, 2016, the applicant previously operated a medical marijuana collective within the county, and no marijuana retail use existed on the site proposed in the Notice of Marijuana License Application for a marijuana retail use at any time between June 22, 2016, and March 13, 2017.

(3) No more than 32 state-licensed marijuana retail facilities shall be allowed in unincorporated Snohomish County.

(4) If two or more retail marijuana facilities are proposed to be located within the required separation distance for the underlying zone ~~2,500 feet from each other in urban zones or within 10,000 feet from each other in rural zones~~, or if more than 32 marijuana retailers attempt to locate in unincorporated Snohomish County, the department shall consider "first-in-time" the marijuana retailer who has priority to site a marijuana retail use. A priority marijuana retailer shall be determined by the department using the following order of priority:

(a) An existing permitted marijuana retailer proposing to relocate shall have priority over an applicant for a new marijuana retail location;

(b) If two or more permit applications are submitted to the Washington State Liquor and Cannabis Board and determined to be complete on the same date, a "first-in-time" determination will be based on the date and time the Washington State Liquor and Cannabis Board issued a license or conditional license for the marijuana retail use.

SITE RELATED INFORMATION

Vicinity:

The proposal is a legislative code amendment and is not site-specific, although the applicant identifies a property within the CRC zone as motivating the request. The proposed code amendments apply specifically to the CRC zone within the Clearview limited area of more intensive rural development (LAMIRD).

BACKGROUND INFORMATION

The PG Management docket proposal by J&L Properties of Washington, LLC and PG Management, LLC would amend the Snohomish County Code (SCC) 30.28.120. The proposal

Snohomish County Planning and Development Services (PDS)

would amend the development standards for marijuana retail uses within the CRC zone by adjusting the separation requirement between marijuana retail uses.

According to the docket application, the applicant owns a building that previously operated as a marijuana retail use until the tenant relocated approximately 6,000 feet away. Under current SCC 30.28.120 separation standards, the building cannot be leased for another marijuana retail use. Current regulations in SCC 30.28.120 prohibit two marijuana retail uses within 10,000 feet of each other in rural and resource zones and only allow legal nonconforming marijuana retail uses in existence on or before June 21, 2016, be exempt from separation requirements.

The applicant proposes reducing the minimum separation requirement between marijuana retail uses in the CRC zone from 10,000 feet to 5,000 feet. Another goal of the docket application is to clarify that marijuana uses that are legally nonconforming because they do not comply with the separation requirements may continue provided they meet the requirements of nonconforming uses in SCC 30.28.072. Currently the code only exempts legal nonconforming marijuana retail uses in existence on or before June 21, 2016, from separation requirements. Additionally, the applicant proposes a limit of two marijuana retail uses within the CRC in total.

EVALUATION

According to SCC 30.74.030 and 30.74.040, PDS is required to recommend to the county council proposed docket amendments be further processed only if all the initial review and evaluation criteria are met. PDS conducted an initial review and evaluation of the proposed amendments, and the findings are discussed below.

Findings of Initial Review and Evaluation Criteria (SCC 30.74.030(1)):

Criterion “a”: The proposed amendment is consistent with the countywide planning policies (CPPs), the multicounty planning policies (MPPs), the Growth Management Act (GMA), and other applicable state or federal laws.

The proposed amendments to the Snohomish County Code are consistent with the GMA, the MPPs, and the CPPs. Below are several provisions that are relevant to the proposal.

Growth Management Act

The proposal is consistent with the following GMA requirements:

Planning goals (RCW 36.70A.020)

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and

Snohomish County Planning and Development Services (PDS)

encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

The proposed code amendment is consistent with the GMA's goals of encouraging economic development, promoting economic opportunity for all citizens, and ensuring that public facilities and services are adequate to support development. The proposal provides for economic opportunity within the CRC zone by allowing a marijuana retail business to operate at a location where it had previously existed. It would also allow more than one marijuana retail business within the Clearview LAMIRD, providing additional economic opportunities to citizens in the area. Existing public facilities and services are adequate to accommodate the proposal.

Multicounty Planning Policies

The proposal is consistent with the following policy in the MPP:

MPP-Ec-23: Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long term integrity and productivity of these lands.

The proposed code amendment is consistent with MPP-Ec-23, which supports economic activity in rural areas at a scale compatible with the long-term integrity of those lands. The proposal expands opportunities for marijuana retail businesses to operate within the Clearview LAMIRD, an area designated to accommodate a variety of economic uses in a rural context.

Countywide Planning Policies

The proposed amendments are consistent with the CPPs. The following CPPs are particularly relevant to the proposed amendments:

CPP DP-15 The County and cities should adopt policies, development regulations, and design guidelines that allow for infill and redevelopment of underutilized lands and other appropriate areas.

CPP ED-2 The County and cities should foster an equitable business and regulatory environment that supports and encourages the establishment and growth of small and startup businesses, especially those that are woman- and minority-owned.

CPP ED-13 Jurisdictions should recognize, where appropriate, the growth and development needs of businesses of local, regional, or statewide significance and ensure that local plans and regulations provide opportunity for the growth and continued success of such businesses.

The proposed code amendment is consistent with CPP DP-15, CPP ED-2, and CPP ED-13, which encourage infill development, support small businesses, and recognize the needs of businesses with local and regional significance. The proposal will allow a small business owner to continue operating a previously established marijuana retail business in the CRC zone within an existing commercial building. The reduced separation requirements for marijuana retail uses create

economic opportunity within the Clearview LAMIRD, a rural area experiencing increased commercial development.

Criterion “b”: Any proposed change in the designation of agricultural lands, forest lands, and mineral resource lands is consistent with the designation criteria of the GMA and the comprehensive plan.

This criterion is not applicable. The proposal will not change any GMA resource lands designation.

Criterion “c”: If the proposed amendment has been reviewed by the planning commission or county council as part of a previous proposal, circumstances related to the current proposal have significantly changed and support a plan or regulation change at this time.

This criterion is not applicable.

Criterion “d”: If the next docket cycle to be set is limited to minor amendments by SCC 30.74.015(2)(a), the proposal satisfies all the following conditions in SCC 30.74.030(d):

- (i) **The time required to analyze environmental impacts of the proposed amendment is available within the time frame for processing minor amendments;**

This proposal will allow a previously established marijuana retail use to operate again in the CRC zone. No additional environmental impacts are anticipated as a result of this proposal.

- (ii) **The time required for additional analysis to determine the need for additional capital improvements and revenues to maintain level of service, when applicable to the proposal, is available within the time frame for processing minor amendments;**

- (iii) **There is no need for additional analysis because the proposal does not require any additional capital improvements or revenues to maintain the level of service. The time required for processing any required additional amendments not anticipated by the proponent is available within the time frame for processing minor amendments;**

There are no additional required amendments anticipated to process these minor amendments. However, if additional amendments are necessary, there is adequate time to process them within the schedule for this minor amendment docket cycle.

- (iv) **The proposed amendment does not alter the urban growth boundary;**

The proposal does not alter the urban growth boundary.

- (v) **The proposed amendment does not make or require substantial changes to comprehensive plan policy language;**

There are no changes to comprehensive plan policy language as result of this proposal.

- (vi) **The proposed amendment does not change land capacity to an extent that would require compensating changes in other areas in order to maintain consistency with policies and growth allocations established at the county and regional level.**

The proposal does not change land capacity.

Findings of Initial Review of Rezone Requests (SCC 30.74.040):

- (1) The rezone request is for an implementing zone consistent with a concurrent proposed amendment to the future land use map that meets the criteria of SCC 30.74.030.**

This criterion is not applicable. There is no rezone request in conjunction with the proposed amendments.

- (2) Public facilities and services necessary for development of the site, as defined in applicable capital facilities plans, are available or programmed to be provided consistent with the comprehensive plan and development regulations as determined by applicable service providers.**

This criterion is not applicable. There is no rezone request in conjunction with the proposed amendments.

- (3) Site plan approval would not be required concurrent with the rezone under chapters 30.31A, 30.31B, or 30.31F SCC.**

This criterion is not applicable. There is no rezone request in conjunction with the proposed amendments.

Summary of Consistency with Review Criteria:

Consistent with Initial Docket Review Criteria: SCC 30.74.030(1)				Consistent with Rezone Criteria: SCC 30.74.040		
"a"	"b"	"c"	"d"	"1"	"2"	"3"
Y	N/A	N/A	Y	N/A	N/A	N/A

PDS RECOMMENDATION

The PG Management proposal is consistent with all applicable initial review and evaluation criteria under SCC 30.74.030(1) and 30.74.040; therefore, PDS recommends that the proposal be further processed as a minor amendment.

ECAF: 2026-0760
RECEIVED: 3/31/2026

**MOTION
ASSIGNMENT SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.004

FILE Motion 26-155

TO: Clerk of the Council

TITLE OF PROPOSED MOTION:

**A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE
FINAL LIST OF AMENDMENTS TO THE SNOHOMISH COUNTY
COMPREHENSIVE PLAN AND GMA DEVELOPMENT REGULATIONS
FOR DOCKET XXII**

Clerk's Action:

Proposed Motion No. **26-155**

Assigned to: Planning and Community Development Committee Date: 4/7/2026

STANDING COMMITTEE RECOMMENDATION FORM

On 5/19/2026, the Committee made the following recommendation:

☒ Move to Council for action on: 5/27/2026 GLS

☐ Move to Council as revised for action on: _____

☐ Other _____

Consent Agenda ☐ Regular Agenda ☒ Administrative Matters ☐

Public Hearing Date 7/8/2026 at 10:30 am



Committee Chair



Planning and Community Development

Deb Bell

Council Initiated:

☐ Yes

☒ No

SNOHOMISH COUNTY COUNCIL

ECAF: 2026-0760

Motion: 26-155

Type:

☐ Contract

☐ Board Appt.

☒ Code Amendment-

DOCKET XXII

☐ Budget Action

☐ Other

Requested Handling:

☒ Normal

☐ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ N/A

Executive Rec:

☐ Approve

☐ Do Not Approve

☒ N/A

Approved as to

Form:

☐ Yes I

☐ No

☒ N/A

Subject: Docket XXII.

EXHIBIT # 3.2.001

Scope: To provide direction, if any, on one comprehensive plan amendment request, received by the county and if it should be placed on the final docket (XXII) for further processing followed by council consideration in 2027.

FILE Motion 26-155

Authority Granted: Snohomish County Code (chapter 30.74) provides a two-step process for consideration of comprehensive plan and development regulation amendment requests not initiated by the county itself (docket applications). Applications are accepted by Planning and Development Services at any time and are then periodically packaged for an initial decision on further processing by the County Council on a schedule.

The initial council decision on whether to further process an amendment request (also called “setting the docket”) occurs in the first and fifth year after a periodic update for amendments considered minor (2026 and 2030) and in the second and sixth year for amendments considered major (2027 and 2031). The difference between minor and major amendments is primarily related to the amount of work (county staff or consultants) necessary to adequately analyze likely impacts of the proposal. See [SCC 30.74.030\(1\)\(d\)](#) for details.

If approved for further processing, up to 24 months’ worth of analysis, environmental review and other processing is conducted (less than a year for minor docket applications) and the request is brought back to the council along with the additional information for consideration and potential adoption into the comprehensive plan or development regulations.

Background: Snohomish County’s comprehensive plan establishes the county’s long range coordinated planning framework, and is implemented through the county’s development regulations, capital budget decisions, and other county actions. State law provides that, with certain exceptions, comprehensive plans be amended no more frequently than once a year.

Planning and Development Services works with other county departments to develop a package of proposed comprehensive plan amendments each year for council consideration.

In the first, second, fifth, and sixth year following the county’s periodic review and update (last completed 2025), the county also considers formal requests for comprehensive plan amendments that originate from outside county government (e.g. cities, special districts, members of the public). These requests, called docket applications, may also address county development regulations, which are generally contained in Title 30 SCC.

Planning and Community Development

Deb Bell

Exhibit A illustrates the timelines for these two sources of proposals to amend the comprehensive plan and development regulations.

Department review criteria County code contains a series of criteria to guide Planning & Development Services' review of docket applications. The department may not recommend further processing of an application that fails to meet any one of these criteria, and typically recommends further processing of applications that do meet them ([SCC30.74.030](#)):

- ◆ Consistent with the countywide planning policies, the multicounty planning policies, the Growth Management Act, and other applicable state and federal laws;
- ◆ Consistent with the resource lands designation criteria of the Growth Management Act and the comprehensive plan (for changes to agricultural, forest, mineral resource lands);
- ◆ Not a repeat of a previously considered proposal, unless circumstances have significantly changed.

For years limited to minor amendments (including this cycle):

- ◆ The proposal does not alter the urban growth area boundary, propose substantial changes to comprehensive plan policies, or change buildable land capacity to an extent that affects consistency with countywide and regional policies; and
- ◆ There is sufficient time to analyze environmental impacts, evaluate relevant capital improvement needs and resources, and process any related additional amendments.

After further processing proposals that are advanced, the department is required to recommend approval of applications that meet the following criteria ([SCC 30.74.060](#)):

- ◆ The proposal more closely meets the goals, objectives and policies of the comprehensive plan than the relevant existing provision; and
- ◆ Consistent with and supported by other elements of the comprehensive plan or development regulations, the countywide planning policies, and Growth Management Act; and
- ◆ New information is available that was not considered at the time the relevant comprehensive plan or development regulation was adopted that changes underlying assumptions and supports the proposed amendment.

Amendment Request: ID # 25-118727: Amend SCC Chapter 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone.

PDS Recommendation: Further process for final consideration in 2027.

Action Requested: To move the motion to GLS on May 27, 2026, to set time and date for a public hearing, suggested date June 24, 2026.

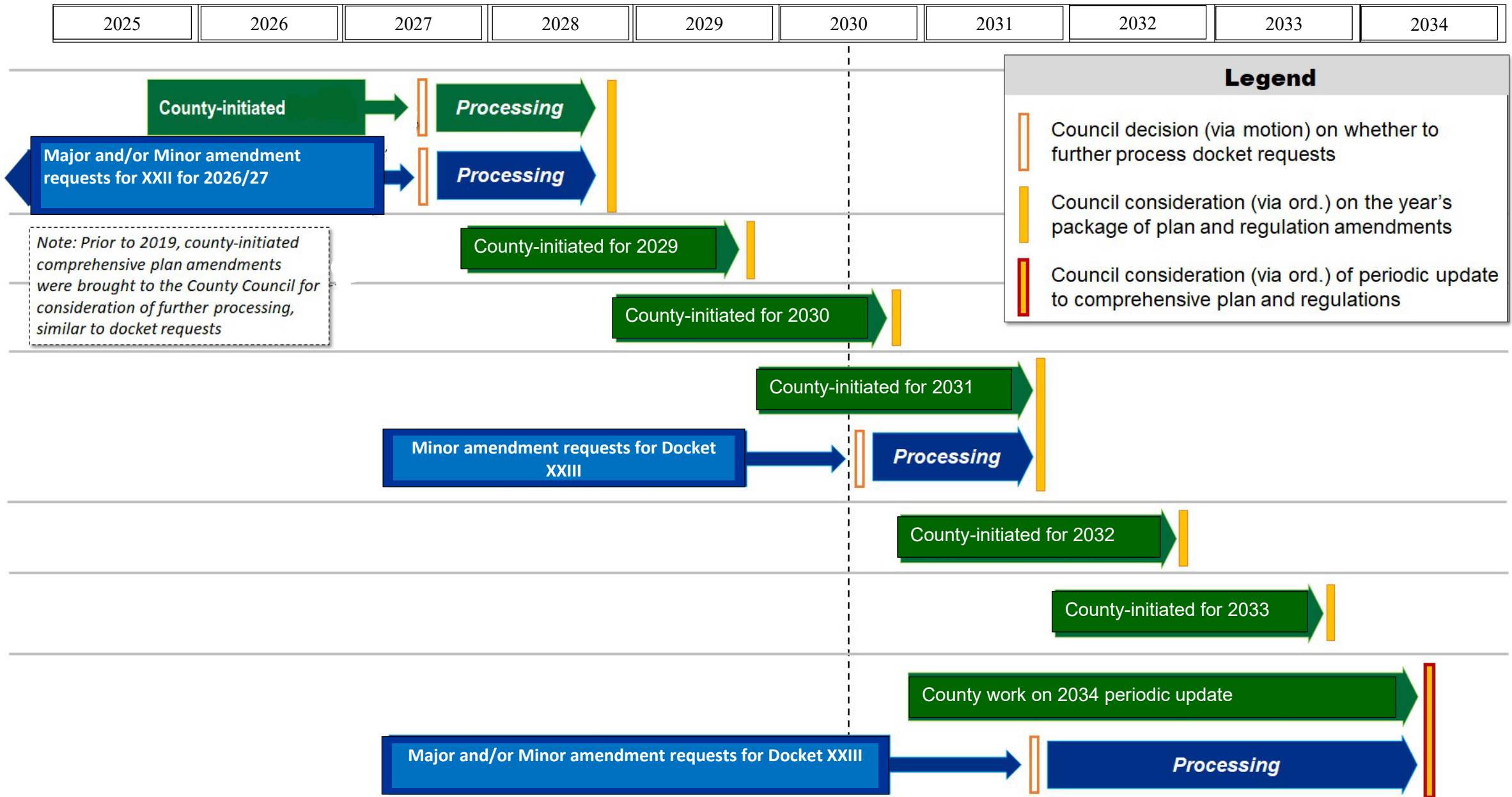


Exhibit A – Comprehensive plan amendment process & schedule

May 19, 2026, Planning and Community Development Committee

[Video](#)



Snohomish County Council
Planning and Community Development Committee
Agenda

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Deb Bell, Senior Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, May 19, 2026	11:00 AM	Jackson Board Room - 8th Floor
		Robert J. Drewel Building
		& Remote Meeting

Webinar Link: <https://zoom.us/j/94846850772>

Attend in person at 3000 Rockefeller Ave, Jackson Board Room, 8th Floor, Everett, WA
Join remotely using the Zoom link above or call 1-253-215-8782 or 1-206-337-9723
and enter Meeting ID 948-4685 0772

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Motion 26-155, approving the final list of amendments to the [2026-0760](#) Snohomish County Comprehensive Plan and GMA Development Regulations for Docket XXII

Proposed Action: Move to General Legislative Session May 27th to set time and date for a public hearing.

2. Motion 26-186, authorizing the County Executive to execute [2026-0904](#)
Contract Amendment 3 for additional services for RFP-020-21BC
with Washington Alarm, Inc. at Snohomish County Airport

Proposed Action: Move to General Legislative Session May 27th for consideration.

3. Motion 26-199, authorizing the Snohomish County Executive to [2026-0910](#)
execute a contract for the award of RFQ 24-003BC Part C with
Jacobs Engineering Group Inc. at the Snohomish County Airport

Proposed Action: Move to General Legislative Session May 27th for consideration.

4. Motion 26-197, authorizing approval of Professional Services [2026-1137](#)
Agreement with Timbers Framers Guild Inc. for the Kayak Point
Park timber framed picnic shelters

Proposed Action: Move to General Legislative Session May 27th for consideration.

5. Motion 26-204, referring a proposed discussion item relating to [2026-1235](#)
Growth Management to the Snohomish County Planning
Commission

****Pending assignment to Committee***

Proposed Action: Move to General Legislative Session May 27th for consideration.

6. Motion 26-189, referring a proposed ordinance relating to Growth [2026-1120](#)
Management; revising regulations for sheriff precincts and fire
stations; amending Chapters 30.22, 30.23, 30.91F, and 30.91G of
the Snohomish County Code; and adding new Sections SCC
30.91F.302 and SCC 30.91S.177

Proposed Action: Move to General Legislative Session May 27th for consideration.

DISCUSSION ITEM

1. Snohomish County Marine Resource Committee 2025 Annual [2026-1201](#)
Report



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Deb Bell, Senior Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, May 19, 2026	11:00 AM	Jackson Board Room - 8th Floor
		Robert J. Drewel Building
		& Remote Meeting

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson
Committee Member Low (*remote*)
Committee Member Dunn
Committee Member Mead
Deb Bell, Council Staff
Cynthia Foley, Council Staff
Nicole Gorle, Council Staff
Shanan Bird, Planning and Community Development Services
Tom Teigen, Executive Director
Michael McCrary, Executive's Office
Joycelyn Blue, Marine Resource Committee
Julie Schlenger, Marine Resource Committee
Lisa Hickey, Assistant Clerk of the Council
**see list of names below for individuals who provided public comment*

CALL TO ORDER

Committee Chair Nehring called the meeting to order at 11:00 a.m.

ROLL CALL

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

PUBLIC COMMENT

The following individuals provided public comment:

- Kim Cutuli, resident of Clearview
- Sue Magruder, resident of Clearview
- Josh Shade, resident of Everett - The Kushery
- Joel Clark, resident of Clearview
- James Jones, resident of Clearview
- William Lider, resident of Snohomish County
- Josh Estes, on behalf of The Joint
- Kristin Kelly, on behalf of Futurewise
- Deborah Blodgett, resident of Clearview
- Peter Grosvenor, resident of Snohomish County
- Tom Sweeney, Mill Creek Community Food Bank
- Ashley Cherney, resident of Clearview
- Cathlene Gustafson, resident of Woodinville
- Skylar Gott, resident of Snohomish County
- Marissa Gahan, resident of Clearview
- Ashley McDonald, resident of Clearview
- Claire Benog, resident of Mill Creek
- Patrick Gahan, Hangar 420
- David Toyer, Toyer Strategic Advisors
- Beezer, resident of Clearview
- Ronday Roalson, employee of Hangar 420
- Thomas Huffaker, resident of Snohomish County
- Kayte Sass, resident of Snohomish County
- Kimberley Lind, Resident of Snohomish County

ACTION ITEMS

Deb Bell, Sr. Legislative Analyst, provided a staff report for the following item

1. Motion 26-155, approving the final list of amendments to the Snohomish County Comprehensive Plan and GMA Development Regulations for Docket XXII

[2026-0760](#)

Shanan Bird, Planning and Development Services, provided a PowerPoint presentation.

Tom Teigen, Executive Director, and Michael McCrary, Executive's Office, responded to Committee Member's questions.

ACTION: Move to Regular Agenda, General Legislative Session May 27th for consideration.

Cynthia Foley, Sr. Legislative Analyst, provided a staff report for the following items

2. Motion 26-186, authorizing the County Executive to execute Contract Amendment 3 for additional services for RFP-020-21BC with Washington Alarm, Inc. at Snohomish County Airport [2026-0904](#)

ACTION: Move to Consent Agenda, General Legislative Session May 27th for consideration.

3. Motion 26-199, authorizing the Snohomish County Executive to execute a contract for the award of RFQ 24-003BC Part C with Jacobs Engineering Group Inc. at the Snohomish County Airport [2026-0910](#)

ACTION: Move to Consent Agenda, General Legislative Session May 27th for consideration.

Nicole Gorle, Sr. Legislative Analyst, provided a staff report for the following item

4. Motion 26-197, authorizing approval of Professional Services Agreement with Timbers Framers Guild Inc. for the Kayak Point Park timber framed picnic shelters [2026-1137](#)

ACTION: Move to Consent Agenda, General Legislative Session May 27th for consideration.

Deb Bell, Sr. Legislative Analyst, provided a staff report for the following items

5. Motion 26-204, referring a proposed discussion item relating to Growth Management to the Snohomish County Planning Commission [2026-1235](#)

ACTION: Move to Regular Agenda, General Legislative Session May 27th for consideration.

6. Motion 26-189, referring a proposed ordinance relating to Growth Management; revising regulations for sheriff precincts and fire stations; amending Chapters 30.22, 30.23, 30.91F, and 30.91G of the Snohomish County Code; and adding new Sections SCC 30.91F.302 and SCC 30.91S.177 [2026-1120](#)

ACTION: Move to Consent Agenda, General Legislative Session May 27th for consideration.

DISCUSSION ITEM

1. Snohomish County Marine Resource Committee 2025 Annual Report [2026-1201](#)

Julie Schlenger, Marine Resource Committee Chair, and Joycelyn Blue, Surface Water Management, provided a PowerPoint presentation.

Committee Chair Nehring adjourned the Council for the day at 12:32 p.m.

Docket XXII

Comprehensive Plan Amendments

Initial Evaluation

Motion 26-155

Snohomish County Council Planning Committee

May 19th, 2026



Comprehensive Plan Amendment Process

- The Growth Management Act (GMA) allows changes to a comprehensive plan no more frequently than once per year with limited exceptions.
- The GMA also requires a process (the docket) for citizens and non-county agencies to propose amendments to the comprehensive plan.
- Snohomish County adopts county-initiated plan amendments annually.
- Snohomish County docket (non-county initiated) adopted every two years.

Snohomish County Docket Process

1

PDS initial docket review and recommendations

2

Council decides by motion which proposals for further processing on final docket

3

PDS analysis and recommendations for each final docket proposal

4

Planning Commission hearing and final docket recommendations

5

County Council hearing to determine which final docket amendments to adopt

SCC 30.74



Snohomish County

Snohomish County Docket Cycles

Major Dockets

- Include proposals to:
 - Alter UGA boundaries
 - Add significant population or employment capacity
 - Significant environmental or capital facilities impacts
- Final action occurs every four years

Minor Dockets

- All docket proposals that are not considered major
- Final action occurs every two years



Snohomish County Docket Cycles

Docket Schedule

The following table represents updates to [SCC 30.74.015](#) from [Ordinance No. 24-112](#), effective February 2, 2025.

10-Year Docket Cycle as stated in SCC 30.74.015

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Years Following Update	0	1	2	3	4	5	6	7	8	9	10
Minor Amendments Considered		<i>Apply</i>	<i>Set</i>	<i>Adopt</i>							
Minor and Major Amendments Considered (ex. UGA Adjustments)			<i>Apply</i>	<i>Set</i>		<i>Adopt</i>					
Minor Amendment Considered						<i>Apply</i>	<i>Set</i>	<i>Adopt</i>			
Minor, Major, and 2034 Update								<i>Apply</i>	<i>Set</i>		<i>Adopt</i>



Snohomish County

Snohomish County Docket XXII

One minor docket proposal to amend the county's GMA comprehensive plan and implementing zoning and regulations.



J&L Properties of Washington, LLC and PG Management, LLC

- Amend SCC 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial (CRC) zone.
- Reduce the separation requirement from 10,000 feet to 5,000 feet.
- Amendment to the nonconforming language for marijuana retail uses after June 21, 2016.

J&L Properties of Washington, LLC and PG Management, LLC

Key PDS Evaluation Findings

- Consistent with the GMA, Multi-County Planning Policies (MPPs), and Countywide Planning Policies (CPPs)
- Consistent with Initial Docket Review Criteria SCC 30.74.030(1)



Snohomish County

Docket XXII Summary

- The docket proposal is considered a minor docket amendment to Snohomish County Code.
- PDS recommends the docket application be evaluated for further processing under final docket XXII.



Questions?

PUBLIC COMMENT SIGN UP SHEET

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

May 19, 2026

NAME (<i>Please Print</i>)	CITY OF RESIDENCE
1. Kim Cutuli	Clearview Snohomish
2. SUE MAGRUDER	CLEARVIEW SNOHOMISH
3. Josh Shady	Everett
4. Joel Clark	Clearview Snohomish
5. James Jones	Clearview unincorporate Snohomish
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	

From: [Jared E. Adams](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Clearview Community / Hangar 420
Date: Monday, April 6, 2026 6:28:13 PM

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

Hello Sam, Megan, Jared, Nate, and Strom,

I hope each of you is doing well.

The Clearview Community Association has just learned that there has been a docket application submitted at the county that would reduce the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing a second dispensary within the boundaries of the CRC. Sam and Jared, I believe you have been involved with the Clearview Community Association long enough to have seen that our community does not want this change. Our community worked so hard, for so long, to limit the marijuana dispensaries in the CRC. Even a brief review of the county's historical records would substantiate this information. This proposed change would irreversibly undo years of work from hundreds of people in our community.

I am writing to once again voice my opposition to reducing the required distance between marijuana dispensaries in the Clearview Rural Commercial zone, which would allow Hangar 420—or any additional dispensaries—into our community.

I don't know how our community could be clearer to our elected officials and county officers about this issue, and I sincerely hope you will respect the voices of those of us who call Clearview home.

Thank you for your attention to this important matter for our community!

Jared Adams

From: [Michael Armstrong](#)
To: [Low, Sam](#)
Subject: pot shop zoning Clearview
Date: Tuesday, April 7, 2026 8:09:35 AM

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

Sam

I am opposed to CRC zone to be modified to the detriment of our community.

We do not need additional pot shops in our area.

Thank you.

Michael Armstrong

From: [Irene Billa](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [Contact Council](#)
Subject: No More Pot Shops
Date: Monday, April 6, 2026 9:20:22 PM

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

Dear Council Members,

Enough is enough.

Please stand your ground and do not make exceptions for people. The rules are the rules. Even for Hangar 420!

[Snohomish County Council - File #: 2026-0760](#)

I hereby state my opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community.

Irene Billa
Cathcart/Clearview, WA

From: [Debbie Blodgett](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Oppose the reduction of the Clearview Rural Commercial spacing
Date: Monday, April 6, 2026 11:06:34 AM

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

Dear Council Members,

I strongly oppose this reduction of space between the CRC which has a hearing tomorrow.

The proposal reduces the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores in the CRC. This is in direct opposition to what the homeowners and community members of Clearview have fought for in the past and current meetings. Not only are the proposed changes only in the CRC to accommodate the owner of Hanger 420, but they will also be putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process. I implore the County Executive to not introduce an amendment for the CRC that drops the distance down further to 2500 feet.

If this passes, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

OPPOSE THIS PROPOSAL!

Debbie Blodgett
206-979-2709

'Worry looks around, Sorry looks back, Faith looks up.'

><((((> ... ><((((> ... ><((((> ... ><((((>

"America will never be destroyed from the outside.

If we falter and lose our freedoms, it will be because we destroyed ourselves."

~ ~Abraham Lincoln

From: [Lisa Brazell](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: SCC Amendment/J&L Properties of Washington et al
Date: Monday, April 6, 2026 1:02:19 PM

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

Dear Councilmembers,

This email is in reference to J&L Properties of Washington, LLC and PG Management, LLC's proposed SCC Amendment, asking for preferential treatment to open another marijuana shop in our little Clearview community. I remember seeing the cosmetic updates being made to the "Hangar 420" facility while driving past on my way to our only grocery store one day and started to look into the situation--which turned out to be a marijuana business owner who presumptively decided that he was going to open his doors in our community without following the appropriate channels. I've followed all of the updates over these past several years, and Debbie Wetzel's latest posting on our community page just really angered me. The CRC zone, as it stands, has been upheld by the people who live here locally. It benefits none of us that one individual presumes he is above everyone else and can do whatever he wants--consequences be damned. It reeks of arrogance and greed, qualities we as a community do not live by or stand for. Please do not allow this business to succeed in opening its shop by this latest legal maneuvering. 10,000 feet should not be modified to 5,000, period.

Lisa Brazell

Clearview resident of 26+ years

From: [Michael and Heather Bruce](#)
To: [Low, Sam](#)
Subject: Re: no more pot shops in clearview
Date: Monday, April 6, 2026 3:34:16 PM

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

Thanks for the reply. It seems I *have* been part of this process over and over. Does Megan have a Hanger 420 shop in her district? I know Strom Peterson does. Frankly, it's depressing to see how things are going in all facets of government, Federal, State and County and most of it seems to be directed by political party philosophy, not what is the right thing to do.

FYI, I had a heart attack on Mar 26 and was in Providence Everett for 8 days. I don't have time or energy to keep fighting these kinds of issues. It saddens me deeply that things appear so affected by money talking. The greater good seems to have fallen into the toilet. As a 35 year 4H Program, Club and Project Leader, I can say that the way ALL of this is going is bad for kids and families. Horrible.

Heather Bruce

From: Low, Sam
Sent: Monday, April 6, 2026 3:00 PM
To: Michael and Heather Bruce
Subject: RE: no more pot shops in clearview

Thank you for your email. This is not a Council initiated action. The good news is the community will have a voice in this process over the next several months. I will have more to say on this subject once we have a community meeting and public hearing.

I appreciate you reaching out and I look forward to you and your neighbors being a part of this process.

Council Member Low

From: Michael and Heather Bruce
Sent: Monday, April 6, 2026 2:52 PM
To: Peterson, Strom ; Mead, Jared ; Low, Sam ; Dunn, Megan ; Nehring, Nate ; Somers, Dave J ; Teigen, Thomas
Subject: no more pot shops in clearview

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

Hello, Council Members,

It has been brought to my attention that there is a proposal to modify the separation requirements for marijuana retail use in the Clearview Rural Commercial zone. **Please DO NOT vote in favor of this.** To vote it in sends the message that if you have enough money to push your way around, you can ignore laws or get them changed to suit your desires. Hanger 420 already has a number of pot shops in Snohomish County. They are not being denied the right to do business.

One pot shop in Clearview is entirely enough to supply anyone that partakes of pot shop products. This proposal is not about the needs of the Clearview **community**, it is about their desire to make money. I assume that the tax revenue for the county does not affect the vote.

Again, PLEASE vote against this zoning modification.

Respectfully,

Heather Bruce

Clearview resident of over 35 years

From: [Mary](#)
To: [Mead Jared](#); [Low, Sam](#); [Nehring, Nate](#)
Cc: contactcouncil@snoco.org
Subject: Fw: Hangar 420 Update - Urgent Action Needed
Date: Monday, April 6, 2026 11:41:00 AM

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

Please do not allow such exceptions. Rural Clearview is not suburban. This is not a minor revision and sets up negative pathway for more unwanted commercial traffic.

Thank you for continuing to protect the area.

We're already suffering from the Cathcart Way developments and unmitigated added traffic problems.

Best Regards

Mary

[Yahoo Mail: Search, Organize, Conquer](#)

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

From: "Debbie Wetzel"

To: "Debbie Wetzel"

Sent: Mon, Apr 6, 2026 at 10:36 AM

Subject: Hangar 420 Update - Urgent Action Needed

Hi, everyone -

Patrick and the company have proposed a formal docket application to allow his pot shop in the CRC zone, and it will be heard by the Planning and Development Committee of The Council tomorrow morning and then scheduled for an administrative session. PDS determined it to be a minor revision of code, so it will bypass the public transparency and due process of public notice, planning commission review etc.

The proposal reduces the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores in the CRC. Not only are they proposing a change only in the CRC to accommodate Patrick, but they are also putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process. It also sounds like maybe the Executive is planning to introduce something also for the CRC that drops the distance down further to 2500 feet.

If they pass this, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

Here is the link to the hearing documents for tomorrow:

[Snohomish County Council - File #: 2026-0760](#)

I urge you to email all of the County Council Members and state your opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community. Sam, Jared and Nate promised several people that they would vote against this, so we need everyone to make sure they know we do not agree with this proposal.

sam.low@snoco.org

megan.dunn@snoco.org

jared.mead@snoco.org

nate.nehring@snoco.org

strom.peterson@snoco.org

contactcouncil@snoco.org

Thanks.

--

I remain,
Deborah Wetzel
206-261-0941

From: [Carter Burns](#)
To: [Low, Sam](#)
Subject: More pot shops in Clearview
Date: Tuesday, April 7, 2026 8:09:43 AM

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

i am opposed to reducing the distance between pot shops to 5,000 feet in the CRC zone. Pot shops are not a “good look” in the rural area. Please vote NO on decreasing the distance between shops. It is bad enough that there are already 2 shops off Highway 9 less than a mile apart. Pot users have plenty of access already. Do not further ruin Clearview.

Mary Lou Burns
16011 95th Ave SE
Snohomish, WA 98296

From: [Nichole Cunningham](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Opposition to allowing the CRC zone to be modified
Date: Monday, April 6, 2026 11:17:35 AM

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

Hello - I am expressing my opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community.

This is in regards to: [Snohomish County Council - File #: 2026-0760](#)

Thank you,
Nichole

From: [KIM CUTULI](#)
To: [Contact Council](#)
Subject: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements
Date: Monday, April 6, 2026 12:15:46 PM

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

April 6, 2026

Snohomish County Council 3000 Rockefeller Avenue Everett, WA 98201

Re: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

Dear Sam Low,

I am writing as a deeply concerned citizen and resident to urge you to oppose the proposed amendment that would reduce the required separation distance between cannabis retail stores in the Clearview Rural Commercial (CRC) zone from 10,000 square feet to 5,000 square feet, and potentially as low as 2,500 square feet.

This proposal is not a minor technical correction. It is a significant policy change that would fundamentally alter the character of the CRC zone and the Clearview community.

The CRC zone is unique within Snohomish County. It was created to preserve a small-scale, rural commercial character that serves local residents while protecting the surrounding community. Reducing the separation requirement and allowing multiple cannabis retailers within the CRC would effectively turn our small rural area into a concentrated destination for marijuana sales—a result that was never intended when the zoning code was created.

Even more troubling is that this proposal appears to be tailored specifically to benefit a single applicant. The community has been told that the proposed code change would apply only to the CRC zone and would permit two cannabis stores there, despite the fact that the existing countywide code was previously adopted through a full and transparent public process.

In the past, when the community addressed cannabis zoning issues, applicants were required to go through the proper channels: public notice, Planning Commission review, public testimony, and full Council consideration. Yet this proposal has been characterized as a “minor revision,” allowing it to bypass those safeguards.

That is not fair to the community, and it is not good government.

If the County changes the rules only in the CRC zone, only after someone has already failed to comply with the existing code, it sends a dangerous message: that individuals with enough influence can receive special treatment and have the law rewritten for their benefit.

The Council should not establish a precedent that encourages applicants to ignore existing zoning regulations and then seek special exceptions after the fact.

The current 10,000-foot separation requirement exists for a reason. It was deliberately adopted to prevent the clustering of cannabis stores in any one neighborhood, particularly the CRC.

I respectfully ask that you:

- Vote NO on any proposal that reduces the cannabis store separation distance in the CRC zone.
- Reject any attempt to create a special exception for one applicant or one business interest.
- Require that any future zoning change of this magnitude go through the full public process, including public notice, Planning Commission review, and meaningful community input.

- Preserve the integrity of the CRC zone and protect the rural character of Clearview.

Tomorrow's vote is about more than one business. It is about whether Snohomish County will uphold consistent rules, public trust, and equal treatment under the law.

Please stand with the residents of Clearview and vote against this proposal.

Sincerely,
Kim Cutuli

From: [Susan Kometani Dittmann](#)
To: [Mead, Jared](#); [Nehring, Nate](#); [Low, Sam](#)
Subject: Hangar 420 update
Date: Monday, April 6, 2026 1:27:56 PM

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

Hi Jared, Nate and Sam,

My name is Susan Dittmann and writing to you regarding my ongoing concern about Hangar 420 on Hwy 9 and 164th st at Cathcart. You all have been understanding in listening to us regarding the proliferation of these businesses and the loosening of restrictions of these types of shops. I understand there is an upcoming hearing and want to reinforce my concerns again in allowing CRC zones to be loosened to accommodate a few. This community is strongly opposed to this.

Thank you for your support up to this point. Your representation of our community means more than you know.

Thank you,

Susan Kometani Dittmann

From: [jonathan edmonds](#)
To: [Low, Sam](#)
Subject: Clearview Pot Shop vote
Date: Monday, April 6, 2026 5:02:49 PM

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

Hello Mr. Low,

As a resident of Clearview, I'm writing to let you know that I oppose revising the current ordinance dictating the spacing between pot shops. The original ordinance was crafted the way it was for a reason, and those of us living in Clearview do not want more pot shops, located closer together. This proposal seems to be for the direct benefit of one specific shop, who has already shown disregard for the laws and ordinances. Please do not alter the current distance requirements.

Thanks,

Jon

From: [T. Erickson, MA, CSP, LMHC](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Fw: Hangar 420 Update - Urgent Action Needed
Date: Monday, April 6, 2026 11:52:15 AM

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

Dear Clearview Representatives,

I urge you to vote against the proposal to reduce the distance between pot shops from the current 10,000 feet to 5,000 feet. We in the Clearview area do not want nor do we need yet another pot shop when there are already 2 within 2-3 miles of each other on HWY 9.

Please vote NO for this proposal.

Thank you.

Tom Erickson

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

From: Debbie Wetzel
To: Debbie Wetzel
Subject: Hangar 420 Update - Urgent Action Needed
Date: Mon, 6 Apr 2026 10:30:37 -0700

Hi, everyone -

Patrick and the company have proposed a formal docket application to allow his pot shop in the CRC zone, and it will be heard by the Planning and Development Committee of The Council tomorrow morning and then scheduled for an administrative session.

PDS determined it to be a minor revision of code, so it will bypass the public transparency and due process of public notice, planning commission review etc.Â The proposal reduces the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores in the CRC. Not only are they proposing a change only in the CRC to accommodate Patrick, but they are also putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process.Â It also sounds like maybe the Executive is planning to introduce something also for the CRC that drops the distance down further to 2500 feet.Â

If they pass this, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.Â

Here is the link to the hearing documents for tomorrow:

[Snohomish County Council - File #: 2026-0760](#)

I urge you to email all of the County Council Members and state your opposition to allowing the CRC zone to be modified for one person's benefit, to the detriment of our community. Sam, Jared and Nate promised several people that they would vote against this, so we need everyone to make sure they know we do not agree with this proposal.

sam.low@snoco.org

megan.dunn@snoco.org

jared.mead@snoco.org

nate.nehring@snoco.org

strom.peterson@snoco.org

contactcouncil@snoco.org

Thanks.

--

I remain,
Deborah Wetzel
206-261-0941

From: [PETE AND KATE GROSVENOR](#)
To: [Peterson, Strom](#); [Dunn, Megan](#); [Nehring, Nate](#); [Mead, Jared](#); [Low, Sam](#)
Subject: proposed modification of Clearview CRC
Date: Monday, April 6, 2026 11:39:36 AM

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

To all concerned:

We recently learned of a proposal coming before the county council that would modify code regarding the Clearview CRC to allow another marijuana dispensary in that area. We wish to express our opposition to any such change.

The proposal, as we understand it, would change the CRC regulations such that separation distance would be cut down to 5000 feet, or perhaps less. That would allow at least one more dispensary to open in Clearview. We have attended numerous community meetings where residents expressed their opposition to allowing more dispensaries to operate in Clearview.

To the best of our knowledge, the change is being promoted by one business (Hangar 420) that has attempted to open a dispensary in Clearview in violation of the current code. Any such change to the code would benefit only one business at the expense of the wishes of the residents of Clearview.

As you know, Clearview is very limited as to the type and number of businesses that can operate in the small commercial area. We already have one dispensary. We can already drive to a second dispensary faster than we can get to a second grocery store or pharmacy. Clearview does not need or want this code change.

Sincerely,

Peter and Katherine Grosvenor
16008 95th Ave SE
Snohomish County

Get [Outlook for Android](#)

From: [Lauren Heitmann](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Changes to zoning in Clearview
Date: Monday, April 6, 2026 12:15:51 PM

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

Hello,

As a voting resident of Clearview, I would like to express my concern for the possibility of zoning changes in our neighborhood as will be discussed at tomorrow's meeting.

<https://snohomish.legistar.com/LegislationDetail.aspx?ID=7965198&GUID=BBB5EED1-B9CE-4C4A-BFA5-2501B0E722BA>

This change to our established code in the Clearview Rural Commercial Zone is not coming from the desires of the community. Maintaining the code as it is does not discourage or eliminate economic growth as any other number of businesses may function in that building that do not violate the code.

Please consider defending the interests of the voting residents of Clearview by voting NO on this motion to amend the separation requirements for marijuana retail use.

Thank you,
Lauren Heitmann
206-496-4136

From: suemagoo3802@yahoo.com
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: PDC & Hanger 420 Special Deviation and Clearview
Date: Monday, April 6, 2026 11:51:49 AM

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

Good morning Council Members,

I'm writing because Clearview is once again facing pressure from a business seeking special treatment—treatment that would undo the protections our community fought so hard to secure. Hanger420 is asking for an exception to the 10,000-foot buffer rule after making decisions based on incomplete research or a mistaken believe that they can do as they want and, later, sway the Planning and Development Committee and county council. Their mistake in investigation or assumption or control should not become our burden.

I reviewed the PDC documents for April 7th, and this proposal is not a “minor revision.” It is a major carve-out that would cut the buffer in half, down to 5,000 feet, but only for this business and only for Clearview. If this door is opened even once, every cannabis business in the county will push for the same exception.

Clearview residents spent years working to establish the 10,000-foot regulation. It reflects our community's values and our desire to maintain a safe, peaceful environment. Weakening it now—especially for a single business interest—would undermine the trust residents place in county leadership.

I also can't help but notice that this proposal is limited to Clearview rather than applied countywide. If this were a countywide change, the public response would be overwhelming. Clearview may be small, but we are not invisible. Please, be the voice for our community and vote **No** on this selective deviation.

Respectfully,
Sue Magruder
46-year resident of Clearview and Snohomish County

From: [Peter Samson](#)
To: [Low, Sam](#)
Subject: Proposed Motion 26-155
Date: Monday, April 6, 2026 6:52:03 PM
Attachments: [Proposed Motion 26-155.pdf](#)

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

Mr. Low, please vote NO on Proposed Motion 26-155. There is no need to reduce the zoning distance from 10,000 feet to 5,000 feet.

This is a company that tried to get around the County zoning requirements and was denied during a formal County process and review.

We are a bucolic community and we are already served by a dispensary at SR9 and 164th Street SE.

Sincerely,

Peter Samson
7710 190 Street SE
Snohomish, WA
98296

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-155

A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE FINAL LIST
OF AMENDMENTS TO THE SNOHOMISH COUNTY COMPREHENSIVE PLAN AND
GMA DEVELOPMENT REGULATIONS FOR DOCKET XXII

WHEREAS, the Snohomish County Council (County Council) adopted chapter 30.74 SCC, "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and 36.70A.470 in order for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the County Council has determined that the consideration of such proposed amendments to the comprehensive plan or development regulations would promote a county purpose as established under RCW 36.70A.130 and 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, the Department of Planning and Development Services (PDS) processed one non-county-initiated docket proposal received by the October 31, 2025, deadline as a minor docket amendment and evaluated the proposed minor docket amendment for consistency with the initial docket review criteria in SCC 30.74.030(1);

NOW, THEREFORE, ON MOTION, the County Council hereby includes the proposal submitted by J&L Properties of Washington, LLC and PG Management, LLC (File Number 25-118727), which proposes to amend SCC 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone, on Final Docket XXII and authorizes the County Executive, through PDS, to further process the proposed minor docket amendment consistent with chapters 30.73 and 30.74 SCC, including environmental review under the State Environmental Policy Act (SEPA), for final consideration in 2027.

PASSED this ____ day of _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Deputy Clerk of the Council

#	ID #	Applicant	Proposed Amendments	Place on Final Docket	Do Not Process Further
Snohomish County Code (SCC) Amendment					
1	25-118727	J&L Properties of Washington, LLC and PG Management, LLC	Amend SCC Chapter 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone.		

From: nschuldt@comcast.net
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Hanger 420 rezoning
Date: Tuesday, April 7, 2026 8:09:49 AM

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

My family has lived in Clearview for 26 years, it is a lovely area. We want to keep it that way, and we the community have been consistent and clear. We don't want any more dope shops. Please hear us and respect the community and champion our cause, not the cause of a dope shop owner from out of the area.

Thanks, The Schuldt Family

From: vivian-scott@comcast.net
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Clearview Code
Date: Monday, April 6, 2026 10:48:11 AM

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

For what seems like the 50th time, will you please NOT modify the code for marijuana shops in the Clearview area? I'm tired of trying to put together long emails, so all I have to say is that I live the area and this is a STRONG NO coming from me.

-Vivian Scott

From: [Nadine Shanti](#)
To: contactcouncil@snoco.org; [Peterson, Strom](#); [Nehring, Nate](#); [Mead, Jared](#); [Dunn, Megan](#); [Low, Sam](#)
Subject: No to another pot shop in the CRC
Date: Monday, April 6, 2026 6:30:29 PM

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

Has there has been a docket application submitted at the county that would reduce the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing a second marijuana dispensary within the boundaries of the CRC?

Will it be heard by the Planning and Development Committee of the County Council soon. If so, when?

Residents of Clearview should be informed if this is about to happen. The Clearview Community Association meetings have shown that most members of this community want you to uphold the 10, 000-foot separation that is currently in place. This community really does NOT need another pot shop in the CRC. We just don't need it.

We have loudly opposed this and here we are yet AGAIN addressing this issue. Why? The owner of the new pot shop knew he was putting money into something that the community did not want from the very beginning but chose to proceed anyway. That is HIS problem. Please do not do this. **Please let me know on what date this is projected to be considered by the County Council Planning and development Committee.** I really want the community to be informed of this change that is being considered.

As a resident of Clearview, I have been waiting for this shoe to drop. If this is true, I am losing faith and trust in my elected officials. Please leave the 10, 000 foot separation policy between pot shops in the CRC in place.

Nadine Shanti
19615 67th Ave SE
Snohomish, WA 98296
425-770-4885

Sent from my T-Mobile 5G Device

From: [Tom Stork](#)
To: [Low, Sam](#)
Subject: CRC Code Modification
Date: Tuesday, April 7, 2026 8:09:19 AM

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

Mr Low,

I am a resident of the CRC and have been watching the fiasco regarding the 420 Hanger and their push to set up their business in Clearview. I'm not sure how many times or how loudly we have to say "no" to make it go away. We are now 16 months of "no" to modifying the code, setting up additional marijuana shops, invasions of our community meetings and the constant harassment of this business trying to bully its way in. I would like to think that you and the other executives would like to hold fast to the side of the community but moreover send a message to a pestering business that we're not having it.

Please vote "no" to any modifications pertaining to the CRC. File # 2026-0760

Sincerely,

Tom Stork

7019 Interurban Blvd

Snohomish, WA. 98296

From: [Mark Wilson](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [Contact Council](#)
Subject: Hanger 420 -MOTION NO. 26-155
Date: Monday, April 6, 2026 2:57:32 PM

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

I am a resident of Clearview and I am opposed to allowing any changes to the Clearview Rural Commercial Zone to benefit a single business owner. If you pass this, it says to everyone everywhere that if you violate the code (which these people have done consistently) and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

The Clearview community was actively involved in getting the restrictions placed in the first place and we do not want to see them changed to benefit any single person or business.

Thank You

Mark Wilson

From: [Cindy Carpenter](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Proposal to decrease distance of canaibus stores by 50% only in Clearview rural area
Date: Wednesday, April 8, 2026 7:56:59 AM

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

Hello to all of you,

I am writing to let you know that I do not want the distance between cannabis stores to be reduced in the Clearview area. I am a registered voter in South Snohomish County, Maltby area. Please DO NOT Approve the docket application to reduce the distance between marijuana dispensaries to 5,000 feet in the Clearview Rural Commercial Zone.

Respectfully,

--

Cindy Carpenter
aka Cynthia Blake Carpenter

206-234-6040

From: [Kristin Cruz](#)
To: [Low, Sam](#)
Subject: NO to more cannabis shops and zoning changes
Date: Tuesday, April 7, 2026 8:09:26 AM

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

Dear Mr. Low,

I live near Glacier Peak High School and drive up and down Hwy. 9 frequently. I'm completely against more cannabis shops sprouting up either in Snohomish or along this road. I find the recreational use of marijuana a harmful, disgusting and foul smelling habit and don't wish to encourage its use in our community. Please vote against this zoning change and against approving any more cannabis shop development.

Thank you for your attention,

Kristin Cruz

Get [Outlook for Android](#)

From: [KIM CUTULI](#)
To: [Low, Sam](#)
Subject: RE: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements
Date: Tuesday, April 7, 2026 12:42:13 PM

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

Thank you!
Kim Cutuli

On 04/07/2026 9:15 AM PDT Low, Sam wrote:

I have heard the Executive has a different proposal, but I haven't seen it. Council will get the final word over the next few months.

Sam

From: KIM CUTULI
Sent: Monday, April 6, 2026 3:24 PM
To: Low, Sam
Subject: RE: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

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

Hi Sam,

Thank you for your prompt and clear response.

Is this being pushed from the executive, Dave Somers? I had heard this was coming down the pike a few weeks ago. I left two messages and sent an email to his office, asking whether or not he was considering this proposal. I received no response from his office to any of my inquiries.

Does the county council have any jurisdiction over the final decision? Or is this being pushed through by Dave Somers, and ultimately, is it a done deal?

Thank you,

Kim Cutuli

On 04/06/2026 3:02 PM PDT Low, Sam
<sam.low@co.snohomish.wa.us> wrote:

Thank you for your email. This is not a Council initiated action. The good

news is the community will have a voice in this process over the next several months. I will have more to say on this subject once we have a community meeting and public hearing.

I appreciate you reaching out and I look forward to you and your neighbors being a part of this process.

Council Member Low

From: KIM CUTULI <kcutuli@comcast.net>

Sent: Monday, April 6, 2026 12:08 PM

To: Low, Sam <Sam.Low@co.snohomish.wa.us>

Subject: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

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

April 6, 2026

Snohomish County Council 3000 Rockefeller Avenue Everett, WA 98201

Re: Opposition to Proposed CRC Zoning Amendment Reducing Cannabis Store Separation Requirements

Dear Sam Low,

I am writing as a deeply concerned citizen and resident to urge you to oppose the proposed amendment that would reduce the required separation distance between cannabis retail stores in the Clearview Rural Commercial (CRC) zone from 10,000 square feet to 5,000 square feet, and potentially as low as 2,500 square feet.

This proposal is not a minor technical correction. It is a significant policy change that would fundamentally alter the character of the CRC zone and the Clearview community.

The CRC zone is unique within Snohomish County. It was created to preserve a small-scale, rural commercial character that serves local residents while protecting the surrounding community. Reducing the separation requirement and allowing multiple cannabis retailers within the CRC would effectively turn our small rural area into a concentrated destination for marijuana sales—a result that was never intended when the zoning code was created.

Even more troubling is that this proposal appears to be tailored specifically to benefit a single applicant. The community has been told that the proposed code change would apply only to the CRC

zone and would permit two cannabis stores there, despite the fact that the existing countywide code was previously adopted through a full and transparent public process.

In the past, when the community addressed cannabis zoning issues, applicants were required to go through the proper channels: public notice, Planning Commission review, public testimony, and full Council consideration. Yet this proposal has been characterized as a “minor revision,” allowing it to bypass those safeguards.

That is not fair to the community, and it is not good government.

If the County changes the rules only in the CRC zone, only after someone has already failed to comply with the existing code, it sends a dangerous message: that individuals with enough influence can receive special treatment and have the law rewritten for their benefit.

The Council should not establish a precedent that encourages applicants to ignore existing zoning regulations and then seek special exceptions after the fact.

The current 10,000-foot separation requirement exists for a reason. It was deliberately adopted to prevent the clustering of cannabis stores in any one neighborhood, particularly the CRC.

I respectfully ask that you:

- Vote NO on any proposal that reduces the cannabis store separation distance in the CRC zone.
- Reject any attempt to create a special exception for one applicant or one business interest.
- Require that any future zoning change of this magnitude go through the full public process, including public notice, Planning Commission review, and meaningful community input.
- Preserve the integrity of the CRC zone and protect the rural character of Clearview.

Tomorrow’s vote is about more than one business. It is about whether Snohomish County will uphold consistent rules, public trust, and equal treatment under the law.

Please stand with the residents of Clearview and vote against this proposal.

Sincerely,

Kim Cutuli

From: [Anna Galvez](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#)
Subject: Clearview 5,000 foot Buffer
Date: Tuesday, April 7, 2026 8:12:36 PM

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

Dear Snohomish County Councilmembers,

I am a Snohomish County Constituent and am writing to express my support for Hangar 420 opening in Clearview and to request that the County reconsider the current cannabis separation buffer.

The 10,000-foot buffer adopted in 2023 was implemented without meaningful input from Clearview residents or local businesses. This decision directly affects our community, yet many of us were never consulted.

I support reducing the buffer to 2,500 feet, consistent with county standards, or at minimum 5,000 feet, so a locally owned, community-supported business can open.

I am a Clearview community member and would like to share that Hangar 420 represents:

- Local ownership by a Clearview resident
- Significant private investment in a highly maintained property
- Increased customer traffic for nearby Clearview businesses
- Community involvement and reinvestment

Clearview residents deserve fair, consistent rules — and a real voice in decisions that affect our neighborhood.

Thank you for your time and consideration.

Sincerely,
Anna Galvez
(509) 9616756

From: [Linda Gray](#)
To: [Contact Council](#)
Cc: [Deborah L Wetzel](#); [Cat Gustafson](#)
Subject: Please Deny: MOTION NO. 26-155
Date: Tuesday, April 7, 2026 11:08:54 AM

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

Hello Council, I agree with Cathleen. Please deny Motion 26-155. Thank you, Linda

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

From: Cathleen G <cathgust@hotmail.com>
Date: Tue, Apr 7, 2026 at 9:22 AM
Subject: MOTION NO. 26-155
To: sam.low@snoco.org <sam.low@snoco.org>, megan.dunn@snoco.org <megan.dunn@snoco.org>, jared.mead@snoco.org <jared.mead@snoco.org>, nate.nehring@snoco.org <nate.nehring@snoco.org>, strom.peterson@snoco.org <strom.peterson@snoco.org>, contactcouncil@snoco.org <contactcouncil@snoco.org>
Cc: Debbie Wetzel <debbieleewetzel@gmail.com>, Cathleen G <cathgust@hotmail.com>, Linda Gray <lgn899a@gmail.com>, Rena Connell <connell.rena@gmail.com>

This proposal to change the zones appears designed specifically to accommodate Hangar 420 rather than serve the broader community. It reduces the 10,000-foot separation requirement to 5,000 feet only within the CRC and introduces a fixed number of cannabis retail stores into the code — something residents have opposed in the past and worked through a full public process to prevent.

Even more concerning, it sounds as though the Executive may be preparing an additional proposal for the CRC that would drop the separation distance even further, to 2,500 feet.

If this moves forward, it sends a troubling message: that those with enough influence can violate the code and still receive special treatment. This directly undermines the intent of the previous amendment, which was created to apply uniformly across the entire county.

I am also deeply concerned about the potential impact on community safety. Cannabis retail businesses across Washington State have reported a clear rise in armed robberies and smash-and-grab incidents in recent years — an “out-of-control” problem according to industry leaders and lawmakers.

Our community has been consistent and clear: we do not want cannabis retail near our area, and we do not support changing the code to allow it. This proposal disregards the public’s

voice and the principles of fairness, safety, and accountability that should guide local policy.

I am deeply concerned and request that each of our council members stand firm with the current codes and with what their community members have repeatedly said they want. We elected you to represent us and to protect the integrity of our community. If this code is not upheld, it feels like yet another slap in the face — a signal that our voices matter less than the financial gain the County stands to receive. That is not the kind of leadership or representation we expect or deserve.

For these reasons, I strongly urge you to **deny MOTION NO. 26-155** and uphold the protections, standards, and community values that residents have fought for.

Cathleen Gustafson

Woodinville, WA

Sent from [Outlook](#)

From: [Cathleen G](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Cc: [Debbie Wetzel](#); [Cathleen G](#); [Linda Gray](#); [Rena Connell](#)
Subject: MOTION NO. 26-155
Date: Tuesday, April 7, 2026 9:22:19 AM

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

This proposal to change the zones appears designed specifically to accommodate Hangar 420 rather than serve the broader community. It reduces the 10,000-foot separation requirement to 5,000 feet only within the CRC and introduces a fixed number of cannabis retail stores into the code — something residents have opposed in the past and worked through a full public process to prevent.

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Our community has been consistent and clear: we do not want cannabis retail near our area, and we do not support changing the code to allow it. This proposal disregards the public’s voice and the principles of fairness, safety, and accountability that should guide local policy.

I am deeply concerned and request that each of our council members stand firm with the current codes and with what their community members have repeatedly said they want. We elected you to represent us and to protect the integrity of our community. If this code is not upheld, it feels like yet another slap in the face — a signal that our voices matter less than the financial gain the County stands to receive. That is not the kind of leadership or representation we expect or deserve.

For these reasons, I strongly urge you to **deny MOTION NO. 26-155** and uphold the protections, standards, and community values that residents have fought for.

Cathleen Gustafson

Woodinville, WA

Sent from [Outlook](#)

From: [Thomas Homes, Inc.](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: Proposed change to the
Date: Tuesday, April 7, 2026 8:52:05 AM

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

Good morning to you all,

I am reaching out because the Clearview Community Association has just learned that there has been a docket application submitted at the county that would reduce the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing a second dispensary within the boundaries of the CRC. Sam and Jared, I believe you have been involved with the Clearview Community Association long enough to have seen that our community does not want this change. Our community worked so hard, for so long, to limit the marijuana dispensaries in the CRC. Even a brief review of the county's historical records would substantiate this information. This proposed change would irreversibly undo years of work from hundreds of people in our community.

I have taken the time to talk to other members of the Clearview Community this morning, and everyone I have talked to is of the same mindset. We all do not want distance between marijuana dispensaries in the Clearview Rural Commercial zone to change from the 10,000 ft requirement.

The owner of the Hanger 420 dispensary, has tried for the past 2 years any way he can think of to add another pot shop into the CRC area, and failed in all of those attempts. He is again not listening to the community about the fact that we don't want another marijuana dispensary here.

I know the Clearview community has voiced our concerns to our elected officials and county officers about this issue, and we hope that you will listen to us once again. Please do not change the marijuana dispensary requirements in the CRC, and respect all of the people of Clearview that have voiced their concerns on this topic.

Thank you for taking the time to read my concerns about this important issue to our community!

Thomas Huffaker

From: [Chris LaBerge](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); [Contact Council](#)
Subject: Clearview CRC and the persistent Hanger 420 Pot shop invasion
Date: Tuesday, April 7, 2026 10:39:57 AM

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

Hello council members,

Apparently the Ashway Properties pot shop proprietors are trying to make changes to the law regulating pot shop separation against the wishes of the Clearview neighborhood and community, including myself, again. Please do not allow them to change our community for their selfish motives. They already have a business across from Harvy Field, outside the city of Snohomish city limits, and at the Highway 9 and Maltby road intersection.

I am so frustrated to have this going on repeatedly. They seem to have a lot of money to advance their interests against our wishes.

Please hold the fort!

Thank you,
Chris LaBerge (an actual resident of the Clearview Community)

From: [Benita Undseth](#)
To: [Low, Sam](#)
Subject: Pot shop
Date: Tuesday, April 7, 2026 11:33:57 AM

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

Please do not let another Pot Shop in Clearview. Don't let money change your mind.

Benita Undseth

From: [Mary Walter-Feltner](#)
To: [Low, Sam](#)
Subject: reduction of distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft
Date: Wednesday, April 8, 2026 7:56:46 AM

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

Please do not support this reduction. We do not need more marijuana dispensers; we do not favor these businesses.

We already have too many.

Sincerely,

Mary Walter-Feltner

From: [Crystal Guy](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); strom.petersen@snoco.org; [Contact Council](#)
Subject: pot shop in Clearview
Date: Wednesday, April 8, 2026 9:52:46 AM

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

I support the change to a 5,000 foot separation for pot shops in Clearview. It would be nice to have fewer vacant business fronts in Clearview.

Thank you for the service to our community.

Crystal Guy

From: [Marjorie Njaa](#)
To: [Low, Sam](#); [Dunn, Megan](#); [Mead, Jared](#); [Nehring, Nate](#); [Peterson, Strom](#); contactcouncil@snoco.org
Subject: proposed change to Clearview Rural Commercial Zone
Date: Wednesday, April 8, 2026 8:16:36 PM

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

As a resident of Clearview I am dismayed by the ways our county council plays fast and loose with zoning. This is an area that used to be genuinely rural in nature. In recent years our rural nature has been consistently eroded. I am dismayed to hear you are considering a change that seems to be proposed to benefit only one commercial enterprise. The proposal would reduce the 10,000-foot separation to 5,000 feet only in the Clearview Rural Commercial zone and would allow for 2 retail cannabis stores in the CRC. This change is being proposed only for the CRC, not other rural areas in the county. It seems that the 420 business goofed by attempting to open a second location too close to the previous location. When called on it they started looking for a work around. I see absolutely no reason to change the current restriction. I am not opposed to Marijuana dispensaries, I just do not see a need for Clearview to become a new "highway 99 commercial corridor". Please honor the existing restriction. If 10,000 ft is a good idea for the county in general it is a good idea for Clearview!

Sincerely,
Marjorie Njaa
6429 Wheeler Street
Snohomish, Wa 98296
Clearview resident since May 1984

From: [Lisa Russon](#)
To: [Lisa Russon](#)
Subject: Opposition to proposed change in Clearview pot shop zoning
Date: Wednesday, April 8, 2026 4:10:24 PM

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

Dear Snohomish County Council Member,

I'm writing to share my concern about the proposed change (File #2026-0760) to reduce the distance between cannabis retail stores in the Clearview Rural Commercial zone from 10,000 feet to 5,000 feet.

Clearview is a rural community, and the current spacing helps maintain that character. Allowing a second dispensary within such a small area feels like a meaningful shift away from what residents expect and value about living here.

I'm also concerned that this change is being proposed only for Clearview and not other rural areas in the county. It raises questions about consistency and fairness.

I also want to ask why this issue continues to resurface. I've written previously and was given the impression this would not be moving forward, yet here it is again. It leaves me wondering whether the Council's commitment to the Clearview community is shifting.

I would encourage you to take a close look at the broader impact on the community and consider keeping the current standards in place.

Thank you for your time,

Lisa Russon

From: [Jonathan Doney](#)
To: [Cheesman, Darcy](#)
Cc: [Low, Sam](#)
Subject: Re: Clearview Community / Hangar 420
Date: Friday, April 10, 2026 4:08:27 PM

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

Thank you for taking time to reply. This is an important issue for us and our community. We understand the appeal was initiated through the County Executive, Dave Somers - we shared our concerns via email with him, as well.

Based on county records, the 2023 revision to SCC 30.28.120(2), which increased the required distance between dispensaries in the CRC from 2,500 feet to 10,000 feet, was based on a recommendation from the SC Planning Commission.

The record also indicates that the change was intended to address concerns about over-concentration of dispensaries, and to protect the character of rural communities like Clearview.

Revisiting and potentially altering this standard so soon after its adoption would seem counter to the county's established zoning framework and policy intent.

Also, modifying the code in response to an appeal from an individual business would raise concerns about setting a precedent for ad hoc changes that could undermine the integrity of county planning efforts.

Thanks again for your attention on this issue. Have a nice weekend.

Jonathan & Tracy Doney

On Fri, Apr 10, 2026 at 3:39 PM Cheesman, Darcy <Darcy.Cheesman@co.snohomish.wa.us> wrote:

Greetings - CM Low asked me to send you a copy of his response to the several emails he has received regarding this issue.

This is not a Council initiated action.

The good news is the community will have a voice in this process over the next several months.

I will have more to say on this subject once we have a community meeting and public hearing.

I appreciate you reaching out and I look forward to you and your neighbors being a part of this process.

Council Member Low

Darcy Cheesman | Legislative Aide to Councilmember Sam Low
District 5

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

O: 425.388.3494 | M: 425.512.1004 | darcy.cheesman@snoco.org

Please be advised: All e-mail correspondence sent to and from this e-mail address is subject to the State of Washington's Public Records Act (Chapter 42.56 RCW). E-mail and data attached to e-mail (including metadata) sent to and from this e-mail address may be monitored and archived and may be disclosed to third parties pursuant to law.

-----Original Message-----

From: Jon Doney <jondoney@gmail.com>

Sent: Thursday, April 9, 2026 4:33 PM

To: Low, Sam <Sam.Low@co.snohomish.wa.us>; Dunn, Megan <Megan.Dunn@co.snohomish.wa.us>; Mead, Jared <Jared.Mead@co.snohomish.wa.us>; Nehring, Nate <nate.nehring@co.snohomish.wa.us>; Peterson, Strom <Strom.Peterson@co.snohomish.wa.us>; contactcouncil@snoco.org

Cc: Tracy Doney <t_doney@yahoo.com>

Subject: Clearview Community / Hangar 420

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

Greetings Megan, Sam, Jared, Nate, and Strom,

We recently learned that there has been a docket application submitted to Snohomish County that would decrease the distance between marijuana dispensaries in the Clearview Rural Commercial zone to 5000 ft, allowing another dispensary within the boundaries of the CRC.

As long time members (since 1999) of the Clearview community we once again want to go on record, voicing our opposition to this application that would reduce the required distance between marijuana dispensaries in the Clearview Rural Commercial zone, which would allow Hangar 420-or any other dispensaries-into our Clearview community. We oppose these dispensaries to begin with and adamantly oppose allowing others to open in our neighborhood.

Our community has consistently and clearly communicated opposition to our elected officials and county officers about this issue, and we respectfully ask that you honor the wishes of our Clearview community members related to this matter.

Thank you for your attention to this important issue.

Jonathan & Tracy Doney

From: [Jon Tarleton](#)
To: [Contact Council](#)
Subject: Motion 26-155
Date: Wednesday, April 15, 2026 6:21:56 PM

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

To whom it may concern,

As a clearview resident I am strongly opposed to lowering the restrictions between marijuana dispensaries from 10000 ft to 5000 ft.

Although there may be some medicinal benefits to the use of marijuana it is well known that that is not the purpose or use of these dispensaries. As a practicing doctor I have first hand personal knowledge of the devastating effects of the use of this drug. I would not recommend its use to anyone and therefore do not want more of these dispensaries in my home community.

I also am the father to 6 beautiful children and know that these dispensaries do not belong in family friendly neighborhoods. Having these so close to our homes and schools is sending the wrong message to our rising generation about the use of drugs and our overall health.

I believe that the restriction should not be lowered to less than 10000 ft and it should be considered to not allow these dispensaries at all in our communities.

Respectfully,

Dr Jon Tarleton
425-343-6485

From: [Brian Granger](#)
To: [Contact Council](#)
Subject: Marijuana Retail Spacing
Date: Thursday, April 23, 2026 8:14:39 AM

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

I would like to add my comment that I am in favor of the reduced spacing between the retail establishments which I think the proposal is to reduce the spacing from 10,000 to 5000 feet apart and personally I would be OK if it was only 1000 feet apart.
Good luck!!

Brian Granger
425-308-4847

From: [Rob Ackerman](#)
To: [Contact Council](#)
Subject: Motion 26-155/ Contributing Comments
Date: Wednesday, May 13, 2026 4:48:46 PM

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

Dear Council;

We have been residents of Clearview since 1996. We enjoy the rural nature of the neighborhood and appreciate its proximity to: grocery stores, restaurants, hardware, lumber, gas stations, and other 'basic needs' type stores and suppliers. Most of our community finds these 'general need' stores sufficient for our community. There is even ONE liquor store, for those that indulge in that luxury.

We don't smoke pot and are puzzled by why our community would need even *one* single supplier of that substance, close by, per the population density (much less 2 or 3..stores)

We urge you to consider that pot is (mostly) a luxury for those who have all their basic needs paid for. (understanding that it is a medical necessity for some.) It is also a mood-altering substance that promotes extreme behaviors leading to mindlessness, then lawlessness.

Why then should our community cater to those few who use marijuana as a recreational drug by increased its availability through more permissible zoning regulations- here in our community??

There are at least a dozen other marijuana suppliers within 5 miles. (A trivial distance to drive that is closer than clothing stores, and other generally convenient stores (Home Depot, Fred Meyer's, Costco, etc.))

Please stop this strange fixation on this ONE luxury item, be reasonable, and leave the zoning the way it is, so that it allows a reasonable proportion of marijuana availability to need.

Thanks for considering,

Rob and Karmel Ackerman

Notes: Planning and Community Development Committee meeting on May 19, 2026, at 11:00 AM.

From: [Scott Kamp](#)
To: [Contact Council](#)
Subject: No Marijuana!
Date: Sunday, May 17, 2026 9:15:19 PM

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

Hi. I live on 180th Street near the proposed changes to J&L properties, and hanger 420's quest to change the spacing requirements. We have little children who play on the driveway and yard and want to enjoy clearview. there are enough crazy drivers on 180th ST avoiding the weekly police patrols on highway 9. We don't need MORE traffic on our road much less people consuming impairing substances and driving our roads. Please do not allow any more dispensaries, and those that are here should be regulated and taxed OUT to make space for businesses that are beneficial to our region!

Thank you

Scott Kamp and family.

From: [Peter Samson](#)
To: [Contact Council](#)
Subject: RE: Motion 26-155 and marijuana retail spacing proposal in the CRC area
Date: Monday, May 18, 2026 1:53:01 PM

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

Council, please say NO to this request.

Our bucolic area is already serviced by marijuana-retail stores at SR9 and 164th Street SE, and at SR9 and SR524. We do not need a third marijuana-retail store in our area.

The language in the Growth Management Act and definitions relative to the CRC area (ie., no two marijuana-retail locations within 10,000 feet of each other) is working as intended.

I've lived at the same address since May, 1997 (29 years) and I've never seen any of the existing marijuana-retail stores 'overwhelmed' by demand.

Sincerely,

Peter Samson
7710 190 Street SE
Snohomish, WA
98296

atc.clears@gmail.com
(206)226-9263

From: [Mary](#)
To: [Contact Council](#)
Subject: Hangar 420
Date: Monday, May 18, 2026 6:33:44 PM

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

Please continue to deny the variance code request by Hangar 420 to operate in unincorporated Clearview.

The business owner operator has not in good faith followed the codes and ordinances in place designed to regulate businesses in the rural unincorporated Clearview zone.

Don't set precedent allowing businesses only interested in their bottom line to bend rules and ask for variances.

The mismanaged growth around Glacier Peak has already created a traffic nightmare for Clearview. And encouraging more rule bending and exceptions will only create more problems and more headaches for the residents stuck with the County NOT protecting what's left of Clearview.

It would have been different if the owner operator of Hangar 420 would have followed the regulations in place and not opened a business outside of the ordinances. And violated the spacing between the other like businesses. The zoning is not new.

Please do not reward their mistake. Paving the way for a cattle call of commercial development in Clearview.

Thank you

Best Regards

Mary de Soto Brunella
Resident

From: [Mark Wilson](#)
To: [Contact Council](#)
Subject: proposal related to marijuana retail regulations in the Clearview Rural Commercial (CRC) area.
Date: Monday, May 18, 2026 7:27:45 PM

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

I am a resident of Clearview and I am opposed to allowing any changes to the Clearview Rural Commercial Zone to benefit a single business owner or any other business owner who wants to open a cannabis business in the Clearview RCZ. If you pass this, it says to everyone everywhere that if you violate the code (which these people have done consistently) and have enough influence then special considerations will be afforded to you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

The Clearview community was actively involved in getting the restrictions placed in the first place and we do not want to see them changed to benefit any single person or business.

.

Thank You

Mark

From: [Debbie Blodgett](#)
To: [Contact Council](#)
Subject: Opposition of Change in Ordinance within the CRC and SCC 30.28.120
Date: Tuesday, May 19, 2026 10:24:50 AM

FILE Motion 26-155

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

I am expressing my opposition to Hangar 420's request to change code and/or obtain a variance to allow them to open their pot shop in the Clearview Rural Commercial Zone/LAMIRD.

This proposal which will reduce the 10,000-foot separation to 5,000 feet only in the CRC and allows for 2 retail cannabis stores. This is in direct opposition to what the homeowners and community members of Clearview have fought for in the past and current meetings. Not only are the proposed changes only in the CRC to accommodate the owner of Hanger 420, but they will also be putting a specific number of stores into the code which is directly against what the community advocated for in the past and had to go through the entire process. I have also heard the County Executive wants to introduce an amendment for the CRC that drops the distance down further to 2500 feet.

In our past history of having been called the Green Mile, if this proposal is then lowered further, our area will become again a place for more than just two pot stores. The statistics showed that crime increased, home invasions and theft of personal property increased and we even had one owner of a pot store located at 164th and Hwy 9 broken into, shot and killed in his shop.

If this passes, it says to everyone everywhere that if you violate the code and have enough influence then special considerations will be afforded by you! It is absurd and in direct conflict with the reason the previous amendment was made to apply to the entire county.

OPPOSE THIS PROPOSAL!

Debbie Blodgett
206-979-2709

'Worry looks around, Sorry looks back, Faith looks up.'

><((((> ... ><((((> ... ><((((> ... ><((((>

"America will never be destroyed from the outside.

If we falter and lose our freedoms, it will be because we destroyed ourselves."

~ ~Abraham Lincoln



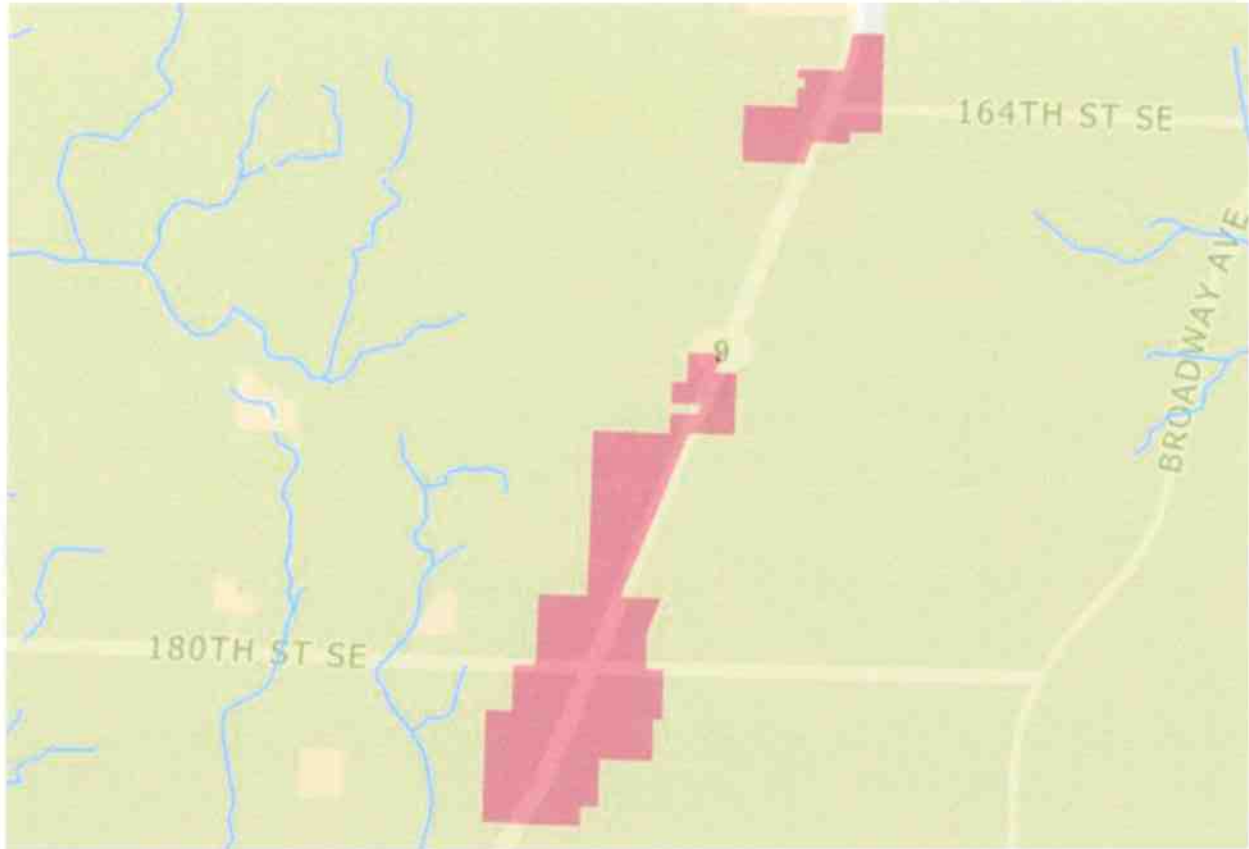
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Clearview Rural Commercial Zone Presentation

Your Input Needed: Shaping the Future of Clearview

Hello –

Below is a timeline of developments regarding the zoning of marijuana retail (MR) in the Clearview Rural Commercial (CRC) zone (depicted in red in the photo below). This summary preserves the original quoted language where specified. Please read through the information and share your thoughts about the future of Clearview.



2012–2013: Marijuana Legalization and Initial Regulations

After Washington legalized marijuana in 2012, the state, counties, and municipalities had to pass regulations regarding land use for marijuana producers, processors, and retailers.

Late 2013, Snohomish County passed Amended Ordinance No. 13-086. This ordinance addressed the land use and zoning regulations specific to marijuana. The ordinance made Marijuana Retail a “Permitted” land use in the CRC. As a part of this ordinance, the council reaffirmed the proposal was consistent with the goals and objectives of the County Growth Management Act (GMA) Comprehensive Plan. Some of those reaffirmed policies were:

- **Objective LU 6.E** – “Within rural residential areas, recognize existing businesses that are an integral part of the rural character and provide for small-scale, commercial development that support the immediate rural population with necessary goods and services.”

- **Policy LU 6.E.1** – “Within the rural residential designations of the Future Land Use Map, limited commercial uses shall be permitted within a Rural Business zone that provide opportunities for retail sales and services to the surrounding population.”
 - **Policy LU 6.H.1** – “Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184th and 172nd Streets SE and at 164th Street SE as limited areas of more intense rural development (LAMIRD) that provide retail goods and services to the immediate population and a larger surrounding service area and allow limited infill adjacent to existing commercial development.”
-

2014: Dispensary Boom and Community Response

In 2014 the Clearview area had become known as “The Green Mile”, as there were at one point 8 operating dispensaries between Maltby and Cathcart. Many of these dispensaries were operating in zones such as the CRC prior to the adoption of specific zoning regulations for marijuana related industries.

Around this time, the residents of Clearview came together as many were experiencing negative effects to their quality of life. There was an increase in property crime, police activity, and several police pursuits left the road and went through private property owned by local residents.

The Clearview Community Association was founded at this time, and the residents of Clearview came together to debate the issue and the future of their community. Hundreds of residents participated in a hotly contested debate, with many meetings and thousands of hours of volunteer time invested.

2014–2017: Zoning Revisions and Subsequent Ordinances

Ultimately, the Snohomish County Council passed revisions to the code that removed Marijuana Retail (MR) as a “Permitted” land use in the CRC. This was after much community involvement and pressure.

As the years passed, existing locations that were not legally established were forced to close. One location, The Kushery, had been legally established and therefore their operation was grandfathered in as non-conforming when the code revision was made that removed MR as a "Permitted" use.

In 2017, the Council passed Ordinance 17-006. This ordinance addressed clustering of marijuana retailers in unincorporated County areas near municipalities such as Everett, Lynnwood, and Mill Creek, as those cities had their own more restrictive regulations around such land uses. In this ordinance, they address those clustering issues, and the reasons why marijuana retailers would be essentially forced by to cluster in these unincorporated areas, as the web of land use regulations squeezed the available retail space to them.

This ordinance made MR a "Conditional" use in other Rural Business areas, but left the CRC out, meaning that MR was still prohibited in the CRC as neither a "Permitted" nor a "Conditional" use.

2022–2023: Planning Commission Review and Zoning Change

In 2022, the Planning Commission held hearings and adopted the position that the code should be modified to allow for MR to be a "Permitted" use again in all those areas that it was originally "Permitted" in under Ordinance No. 13-086 (original land use ordinance passed in 2013).

Remember, MR was a "Permitted" use under that ordinance in the CRC.

Along with making MR a "Permitted" use again in the CRC, the planning commission recommended increasing the required distance between MR shops in rural areas from 2,500 feet to 10,000 feet.

After nearly a 2-year period where this zoning change to the CRC was being discussed at every level of county government, Ordinance 23-009 was passed in August of 2023, making MR a "Permitted" use again in the CRC, while establishing a 10,000-foot required distance between MR shops.

Community Involvement and Coordination Issues

During this 2-year period, the Clearview Community Association (CCA) held 2 town halls and 6 meetings where the focus of the meeting and town hall was on the upcoming comprehensive plan update, and the very hotly discussed topic was zoning changes in the Clearview area and the expansion of the South West Urban Growth Area (SWUGA).

Not once was it mentioned to the CCA that there was a 2-year process going on where zoning was being changed in the CRC during this period that we were very involved in voicing concerns about zoning changes in Clearview.

2024: Recent Developments and Code Violation Concern

In 2024, The Kushery purchased a new building at the corner of HWY 9 and 164th, the old Crane Financial building. As MR was now a "Permitted" use in the CRC, they were able to get a permit to move and operate legally.

After vacating the old Woodinville Saws and Mowers building, another MR operator signed a 5-year lease on their old space. This space is only 5280 feet from The Kushery, and there is a 10,000 foot separation rule in the code.

This 2nd MR operator will be in violation of the code if they open, as they will be within 10,000 of a legally operating Marijuana Retailer. The concern we have is not over whether another marijuana retailer opens in Clearview, but rather that if a retailer is allowed to openly flaunt established code, it will encourage other code violators to come to our community.

Clearview does not want to become another HWY 99.

suemagoo3802@yahoo.com

From: suemagoo3802@yahoo.com
Sent: Friday, May 15, 2026 10:07 AM
To: 'Nate.Nehring@snoco.org'; 'megan.dunn@snoco.org'; 'strom.peterson@snoco.org'; 'jared.mead@snoco.org'; 'Sam.Low@co.snohomish.wa.us'
Subject: Are the Rural Citizens of Snohomish County NONSIGNIFICANT?

Dear council members,

My name is Sue Magruder, and I am a long-time resident of the Clearview area. I am writing because many of us in rural Snohomish County are deeply concerned about the proposed reduction of the cannabis-store buffer from **10,000 feet down to 5,000 feet countywide, and down to 2,500 feet specifically in Clearview.**

For years, our community has worked hard to address the oversaturation of cannabis stores in our small rural corridor. At one point, we had more than six shops in a four-mile stretch—while having only one major grocery store in that same distance. The 10,000-foot rule was created because residents spoke up, organized, and made their concerns known.

Now, that rule is being challenged through Planning & Development. I have reviewed the documents, including the “Determination of Nonsignificance.” While the report addresses environmental impacts on air, water, wildlife, trees but it does not address the impact on the **people** who live in these rural zones and who have fought for this this ruling. **Are the people of rural Snohomish County Nonsignificant?**

We in the rural communities is asking for your support **in maintaining** the existing 10,000-foot buffer across the Rural Area. We believe it is reasonable, balanced, and necessary.

I respectfully ask that you consider the voices of rural residents and uphold the current rule.

Thank you for your time and attention.

Sincerely,
Sue Magruder
40 year Clearview Resident

425-308-3802

From: [Nehring, Nate](#)
To: [Hickey, Lisa](#)
Subject: FW: Cannabis store
Date: Tuesday, May 19, 2026 12:25:08 PM
Attachments: [image001.png](#)

FYI

Nate Nehring

*Councilmember, District 1
Snohomish County Council*

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

Office: (425) 388-3494



Notice: All e-mails 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: Nadine Shanti <nadine.shanti@gmail.com>
Sent: Tuesday, May 19, 2026 12:02 PM
To: Nehring, Nate <nate.nehring@co.snohomish.wa.us>; Mead, Jared <Jared.Mead@co.snohomish.wa.us>; Dunn, Megan <Megan.Dunn@co.snohomish.wa.us>; Low, Sam <Sam.Low@co.snohomish.wa.us>
Subject: Cannabis store

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

I am sorry that I could never get myself unmuted at today's meeting. So I need to comment here. I have glaucoma and I use marajuana as part of my treatment in addition to my latanaprost for lowering the pressure in both eyes. So I do not object to marajuana usage. I find it extremely helpful.

I attended several Clearview Community Association meetings where this issue was discussed. Patrick, the owner of Hangar 420, attended these meetings and was told that the community wanted to uphold the 10K ft buffer unequivocally. It was clear. He kept saying he was going to continue doing the build out even though he knew the community did not support an additional location in the Clearview Corridor. Nice person, nice family, or not...this gentleman knew the feelings of the community and elected to proceed even though he knew he could be right where he is today. He tossed his coin and took his chances.

To the woman who commented about not being able to get her medicine if this store

could not stay open here is simply stating an untruth for sympathy's sake. There really ARE three stores already where community members can get pot...EASILY. There is not a need for another store and that was made clear to Patrick. This store owner was told he was breaking rules that were important to the community but he decided to proceed anyway and now he doesn't want to face the consequences of his actions. Please honor the 10000 foot buffer zone that the community approved and still approves of. Thank you.

Nadine Shanti
LWVSC
Community Outreach Committee (COCO) Chair
nadine.shanti@gmail.com
(425) 770-4885

Sent from my T-Mobile 5G Device

From: [Debbie Wetzel](#)
To: [Contact Council](#); [Low, Sam](#); [Nehring, Nate](#); [Mead, Jared](#); [Peterson, Strom](#); [Dunn, Megan](#)
Subject: GLS 5/27 Docket Motion 26-204 & Motion 26-155
Date: Wednesday, May 27, 2026 7:42:34 AM

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

Dear Council Members,

I am writing to formally voice my opposition to the two items being moved forward today regarding Patrick Gahan and Tom Merrick. I am concerned that these items prioritize the interests of specific individuals to the detriment of our local communities.

Advancing these proposals suggests that council regulations can be bypassed or rewritten in exchange for campaign donations, golf tournaments, or contributions to council members' pet projects. Sending Motion 26-204 to the Planning Commission is a misuse of taxpayer time and resources, as the agricultural item is likely to be rejected, similar to the Maltby UGA expansion.

Regarding Motion 26-155, I would like to point out that while Mr. Gahan alleges he has a petition signed by 600 people, a review of his petition shows that there is no way to verify that any or all of the signatures are valid and signed by residents of the Clearview community. It is my understanding that he has had a sign-in sheet at his two active stores for the past year and gave people discounts on purchases if they would sign his petition, over and over again. This is unconscionable. Also, apparently, he is now threatening to file a complaint against the volunteer Clearview Community Association in an attempt to strong arm the community into giving him what he wants. Not very neighborly behavior.

While I understand these items will likely move forward, I wanted to ensure my opposition is officially recorded.

--

I remain,
Deborah Wetzel
206-261-0941

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-155

NOTICE OF PUBLIC HEARING

A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE FINAL LIST
OF AMENDMENTS TO THE SNOHOMISH COUNTY COMPREHENSIVE PLAN AND
GMA DEVELOPMENT REGULATIONS FOR DOCKET XXII

WEDNESDAY, July 8, 2026, at the hour of 10:30 a.m. and continuing thereafter as
necessary in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building,
3000 Rockefeller, Everett, Washington

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>
or by telephone call 253-215 8782 or 206-337-9723

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a Public Hearing on the date and time indicated above to consider Proposed Motion No. 26-155. This motion will determine whether the proposal to amend SCC 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial Zone will be placed on the Final Docket XXII for further review and processing, including environmental review, and later returned to the County Council for final consideration in 2027. The one non-county-initiated proposal is known as Docket XXII.

You are encouraged to contact the Council office at contact.council@snoco.org or 425-388-3494, or visit [Snohomish County Council - File #: 2026-0760](#) for more information.

#	ID #	Applicant	Proposed Amendments	Place on Final Docket	Do Not Process Further
Snohomish County Code (SCC) Amendment					
1	25-118727	J&L Properties of Washington, LLC and PG Management, LLC	Amend SCC Chapter 30.28.120 to modify separation requirements for marijuana retail use in the Clearview Rural Commercial zone.		

At the hearing, the Council may also consider alternatives/amendments to the proposed motion.

Where to Get Copies of the Docket Proposal: Full documentation is available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TTY/TDD Relay 711 or e-mailing to Contact.Council@snoco.org.

Website Access: **Proposed Motion 26-155**, staff reports and other documents can be accessed through the County Council website at: [Snohomish County Council - File #: 2026-0760](#).

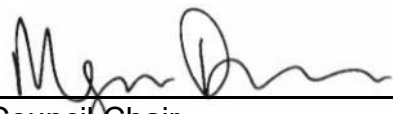
Public Testimony: Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

American Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TTY/TDD Relay 711.

Questions and Mailing List: For additional information or specific questions on any of the docket proposals or for notification of future review by the county on these proposals, please contact Shanan Bird, Planner, with Planning and Development Services at shanan.bird@snoco.org or 425-388-3311.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

PUBLISH: Wednesday, June 24, 2026

Send Affidavit to Council
Send Invoice to Planning: #107010

Everett Daily Herald**Affidavit of Publication**

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1032495 NOPH - MOTION 26-155 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/24/2026 and ending on 06/24/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$122.45.

Subscribed and sworn before me on this

24th day of June.

2026.

Randie P



Notary Public in and for the State of Washington.

Snohomish County Planning & Development • 14107010
LISA HICKEY

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON
MOTION NO. 26-155
NOTICE OF PUBLIC HEARING
A MOTION OF THE SNOHOMISH COUNTY COUNCIL
APPROVING THE FINAL LIST OF AMENDMENTS TO THE
SNOHOMISH COUNTY COMPREHENSIVE PLAN AND GMA
DEVELOPMENT REGULATIONS FOR DOCKET XXII
WEDNESDAY, July 8, 2026, at the hour of 10:30 a.m. and
continuing thereafter as necessary in the Henry M. Jackson Board
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contact.council@snoco.org or 425-388-3494, or visit Snohomish
County Council - File #: 2026-0760 for more information.
ID # Applicant Proposed Amendments Place on Final Docket
Do Not Process Further

Snohomish County Code (SCC) Amendment
1 25-118727 J&L Properties of Washington, LLC and PG
Management, LLC Amend SCC Chapter 30.28.120 to modify
separation requirements for marijuana retail use in the Clearview
Rural Commercial zone.

At the hearing, the Council may also consider
alternatives/amendments to the proposed motion.
Where to Get Copies of the Docket Proposal: Full documentation is
available upon request by calling the Snohomish County Council
Office at (425) 388-3494, 1-800-562-4367 x3494, TTY/TDD Relay
711 or e-mailing to Contact.Council@snoco.org.

Website Access: Proposed Motion 26-155, staff reports and other
documents can be accessed through the County Council website
at Snohomish County Council - File #: 2026-0760.

Public Testimony: Anyone interested may testify concerning the
above described matter at the time and place indicated above or
by remote participation in the meeting. The County Council may
continue the hearing to another date to allow additional public
testimony thereafter, if deemed necessary. Written testimony is
encouraged and may be sent to the office of the Snohomish
County Council at 3000 Rockefeller Ave M/S 609, Everett, WA
98201; faxed to (425) 388-3496 or e-mailed to
Contact.Council@snoco.org. Submitting public comments 24
hours prior to the hearing will ensure that comments are provided
to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter
by sending a written request to the Clerk of the County Council at
the above address, testifying at the public hearing, or entering your
name and address on a register provided for that purpose at the
public hearing.

American Disabilities Act Notice: Accommodations for persons with
disabilities will be provided upon request. Please make
arrangements one week prior to the hearing by calling Lisa Hickey
at (425) 388-3494, 1(800) 562-4367 X3494, or TTY/TDD Relay
711.

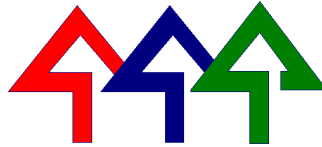
Questions and Mailing List: For additional information or specific
questions on any of the docket proposals or for notification of
future review by the county on these proposals, please contact
Shanan Bird, Planner, with Planning and Development Services at
shanan.bird@snoco.org or 425-388-3311.

SNOHOMISH COUNTY COUNCIL

Snohomish County, Washington
/s/ Megan Dunn
Council Chair

ATTEST:
/s/ Lisa Hickey
Asst. Clerk of the Council
107010
Published: June 24, 2026

EDH1032495



**SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON**

AFFIDAVIT OF MAILING

PROJECT NAME FILE NO: Docket XXII

DOCUMENT: Notice of Introduction and Public Hearing
E-mailed June 24, 2026

I, Lisa Hickey, Asst. Clerk of the Snohomish County Council, certify under penalty of perjury under the laws of the State of Washington that:

1. I have been authorized by the Snohomish County Council to mail notices required by the Snohomish County Code.
2. I have made a good-faith effort to mail the above described document to each person entitled thereto. The names, mail addresses and e-mail addresses of the persons to whom said document was mailed are attached hereto.
3. I E-mailed said document on June 24, 2026.

Signed at Everett, Washington on June 24, 2026.



Lisa Hickey
Asst. Clerk of the Council

Docket Parties-of-Record

Emailed Notice of Introduction and Public Hearing 6/24/26

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