

From: [Meg Jacobsen](#)
To: [Contact Council](#)
Subject: Rezoning Esperance
Date: Tuesday, September 23, 2025 1:39:44 PM

Dear Sirs and Madams,

I am writing as a ten-year resident of Esperance to urge you to consider the recommendations offered by this community to do the following:

1. Delay making a final decision to rezone this area to multi-family housing until careful consideration has been given to impacts on infrastructure and public services.
2. Create codes to preserve trees in our area.
3. Apply the building standards currently active in incorporated Edmonds to provide cohesiveness in character to our neighborhoods.

It is my understanding that the County Council is scheduled to take action on this rezoning measure at the October 1st meeting. It is my opinion that this action would be premature and potentially very damaging to my home and neighborhood. I ask you to reconsider taking action at this time.

Sincerely,

Margaret Hall Jacobsen
8504 220th Place SW
Edmonds WA 98026

206.851.1590

From: [Sheila Martin](#)
To: [Contact Council](#)
Subject: Rezoning of Esperance
Date: Tuesday, September 23, 2025 12:21:24 PM

To Whom it May Concern:

I have lived in Esperance for over 16 years, in that 16 years the only time I have seen police presence was when there was a warrant issued for a former neighbor. With that being said having more Multi-family housing is going to make more traffic and more people with no police presence anywhere. It's a small safe area now, but with the changes proposed that will all change. I would rather have Esperance join Edmonds so we have more say in what happens to our neighborhood and have police for our safety. Please reconsider rezoning our community. It isn't all about money!

Sheila Martin

From: [Dawn Parker](#)
To: [Contact Council](#)
Subject: Rezoning of Esperance
Date: Tuesday, September 23, 2025 2:08:02 PM

Hello,

I am a long term resident of Esperance. I strongly urge you to postpone the rezoning vote until certain criteria are met:

1. Infrastructure impacts are fully evaluated - this means traffic, utilities, police and services)
Right now we live on 88th and the traffic at the corner of 88th and 228th is horrendous. The speed limit is 25 but people are always zooming by at 40 or more and running the stop sign.
2. Tree codes are updated
3. Edmonds design standards are applied to Esperance. This is because we are surrounded by Edmonds.

Thank you,
Dawn Parker
22714 88th Ave W
Edmonds, WA 98026
425-492-0707

From: [taylor cruse](#)
To: [Contact Council](#)
Subject: Esperance proposed zoning law changes
Date: Thursday, September 25, 2025 1:15:12 PM

To the Snohomish City Council Members, Staff, and all other involved parties,

Esperance has always stood apart as one of the last remaining unincorporated rural communities in south Snohomish County. When someone drives down Highway 99 and passes the Country farms fruit and vegetable stand that has been operation since 1946, they are reminded of what built this region, open land, food cultivation, and rural resilience. Just behind that stand is a community that embodies these same legacies. A pocket of rural heritage surrounded by growing suburban pressure that should be protected for future generations.

The fertile upland soils which were the selling point of the lots in the 1950s, have a direct correlation to the county's historical early homesteads and orchards. Many fruit trees can still be found dispersed throughout the neighborhoods to this day and yards are lush with mature landscapes and vegetation. Voting to change zoning laws threatens to forever bury the very same fertile soil families were drawn to. Studies have shown that construction permanently compacts and degrades soils, reducing the ability to store carbon, water, and sustain life. Soils that have farmed gardens and orchards are in danger of becoming no longer visible in shrinking lots filled by concrete foundations that threaten the land from ever being restored. Rezoning proposes construction over decades that continually threatens the soils and of current residents.

Chase Lake is in the heart of Esperance and its surrounding wetlands filter stormwater, recharge groundwater, and provide flood protection at no cost to the county. The surrounding canopies sustains pollinators and migratory birds along the Pacific Flyway. Chase Lake serves as a living archive of plants uniquely adapted to its soils and water. Species that filter out pollutants and stabilize banks, while rare bog and marsh plants important provide food and shelter to the ecosystem. They depend on the soil chemistry and microclimate unique to Chase Lake.

The EPA and leading wetland studies are clear; once wetlands are fragmented by development, their ability to clean water, store carbon, and support life is permanently lost. Rezoning to the proposed density would degrade the invaluable habitat the wetlands and lake provide beyond repair.

This Council has the opportunity to preserve the historical rural heritage and the

ecological biodiversity of the community of Esperance and its importance to Snohomish County's history. If zoning laws are voted in, Esperance will lose its unique role over time as a living link to the county's rural past and its role as a natural buffer for our region's ecological future. Preserving this area will be a rare reminder of the farmlands and open skies that have shaped Snohomish County along the Highway 99 corridor and will be a great example on how to develop neighborhoods that foster community and the natural environment to both thrive.

Thank you,

Taylor Cruse

Esperance resident since 2024

From: [Mat Johnson](#)
To: [Contact Council](#)
Subject: RE: Ordinance 25-051
Date: Thursday, September 25, 2025 2:17:54 PM
Attachments: [Letter to County Council - 9.25.2025.pdf](#)

Dear Councilmembers,

I hope this letter finds you all well. On behalf of the Snohomish County-Camano Association of REALTORS® (SCCAR), I am writing to express our strong support for **Ordinance 25-051**, amending Snohomish County's Official Zoning Map to more fully implement the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations adopted in the County's Comprehensive Plan. REALTORS® see first-hand the ongoing challenges our community faces with housing supply and affordability. We believe that **Ordinance 25-051** directly addresses such issues by:

1. **Streamlining the permitting process:** By ensuring that zoning aligns with the Future Land Use Map, this ordinance eliminates the need for costly, time-consuming site-specific rezones. This creates greater predictability for builders and reduces unnecessary delays that drive up housing costs. Thus, by removing redundant regulatory hurdles and increasing supply opportunities, the ordinance helps lower development costs and expand the inventory of attainable homes.
2. **Encouraging efficient growth:** Implementing the UMDR and UHDR designations supports planned densities within existing Urban Growth Areas, where infrastructure and services already exist. This helps reduce sprawl, makes better use of urban land, and aligns with GMA goals.
3. **Expanding future housing options:** The amendments found in the proposed ordinance will allow for more diverse types of housing (i.e., townhomes, apartments, and small detached homes), thus providing opportunities for first-time homebuyers, renters, and families of all sizes.

We at SCCAR firmly believe that **Ordinance 25-051** represents a practical and forward-looking step to ensure that Snohomish County can meet its housing needs while preserving predictability and efficiency in the development process. **We therefore urge the council to adopt Ordinance 25-051** and continue supporting policies that expand housing opportunity for current and future residents of Snohomish County.

Thank you for your attention to this matter and for considering the input of stakeholders like the Association of REALTORS®. We look forward to the County Council's favorable decision on the proposed ordinance and its subsequent implementation for the benefit of both current and future Snohomish County residents.

Thank you again for your careful consideration of these important matters.

Sincerely,

Mat Johnson

Director of Government and Public Affairs

Snohomish County/Camano

Association of REALTORS®

(425) 339-1388

mjohnson@sccar.org

AE



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SNOHOMISH COUNTY-CAMANO ASSOCIATION OF REALTORS®

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"The voice for real estate in Snohomish County."

25 September 2025

Snohomish County Council
3000 Rockefeller Avenue,
Everett, WA 98201

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Thank you again for your careful consideration of these important matters.

Sincerely,

Mat Johnson

Director of Government and Public Affairs
Snohomish County-Camano Association of REALTORS
(425) 339-1388 | mjohnson@sccar.org

From: [M. Press](#)
To: [Contact Council](#)
Subject: No to Esperance Rezone
Date: Friday, September 26, 2025 11:05:47 PM

I am an Esperance resident for 6 years. This is a peaceful and beautiful neighborhood with nice people and a strong sense of community. A little slice of heaven. Please don't allow rezoning. It does not need to be altered.

Thank you for listening.

MP

From: [sarah baker](#)
To: [Contact Council](#)
Cc: [Troy Coleman](#)
Subject: Comment on Ordinance 25-051
Date: Saturday, September 27, 2025 8:47:40 AM

Greetings,

I am submitting a comment regarding the rezoning proposal that will be discussed at the County Council meeting on 10/1. I am a 10-year resident of the Esperance neighborhood. I am an advocate for higher density housing, however it needs to be done thoughtfully and with consideration for the surrounding area.

My neighbors and I urge County Council to wait to re-zone Esperance until:

1. Infrastructure impacts are fully evaluated - traffic, police, utilities and services)
2. Tree codes are updated to preserve our rapidly disappearing tree canopy
3. Edmonds design standards are applied to Esperance. We are surrounded by Edmonds and this will maintain neighborhood cohesiveness

I thank the Council in advance for re-zoning this neighborhood thoughtfully.

Sincerely,
Sarah Baker

8925 229th Pl SW
Edmonds, Wa

Sent from my iPhone

From: [Virginia Leeper](#)
To: [Contact Council](#)
Subject: Proposed Ordinance No. 25-051 - Hearing October 1, 2025
Date: Monday, September 29, 2025 11:15:43 AM
Attachments: [Snohomish County City Council - Proposed re-zoning ordinance.pdf](#)

Attached please find my written testimony objecting to proposed Ordinance No. 25-051 regarding medium and high density zoning.

Thank you,

Virginia Leeper

The Wood Group PLLC

600 Stewart Street, Suite 400

Seattle, WA 98101

(206) 273-7400

Cell: (206) 992-4769

Virginia and John Leeper
12208 - 11th Drive S.E.
Everett, WA 98208
(206) 992-4769 cell

September 29, 2025

To: Snohomish County Council
Re: Proposed Ordinance No. 25-051 Relating to Growth Management and Amending the Zoning Map
Hearing Date: October 1, 2025 at 10:30 a.m.

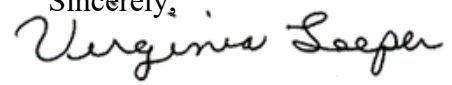
We write this letter because we are unavailable to attend the hearing on October 1, 2025. We have lived at 12208 – 11th Drive S.E. in Everett since 1987 in the Silver Lake Terrace neighborhood. We strenuously oppose revising the zoning codes to allow medium or high density residential buildings in this neighborhood for the reasons set out below and object to not having each new development be approved on an individual basis for each residential unit.

1. Our home value will decrease – If our neighborhood is converted to a medium density neighborhood instead of single family dwellings, our home value will decrease. We have paid property taxes to maintain our home, neighborhood and community. Our home is our only real asset to sustain us in our golden years. We should not have it devalued for the benefit of newcomers to the County who have never paid taxes. The council needs to find other alternatives. We have seen a lot of growth in our area in the 38 years we have lived here. We have seen a ranch that had pony rides be sold and an apartment complex replace it. We have seen woods replaced with apartment houses and new homes built very close together with very small yards. We had no opposition to these developments. However, proposed Ordinance 25-051 is different.
2. Potential damage to septic systems – The houses in Silver Lake Terrace are all on septic systems. Allowing medium or high density developments to be built in this neighborhood could easily affect the ability of septic drain systems to function properly due to additional run-off from two or three homes being built where one once stood or reducing setbacks so new buildings are right on fence lines and too close to septic drain fields. We personally know how one neighbor can affect another neighbor's septic system. Several years ago our next door neighbor collected the run off from his roof and grey water and pumped it into a drain in his back yard which aimed at our yard on a slope. When heavy rains came, the neighbor's run-off water flowed like a river down the slope and overwhelmed our septic drain field and filled our tank which caused some back up into our house. The water also ran under the door in our back yard into our house. This was unintentional and when we brought it to our neighbor's attention they immediately moved their drain so it did not flow into our backyard. If a medium density residence is build next to a house like ours and

water from their likely taller building right along the fence line causes water to flow into our septic system, it could make that system fail and our house uninhabitable. These are issues the Council and Planning Commission must take into consideration. You cannot build new residences at the cost of those who already live there and have lived there for decades.

3. Infrastructure not set up to support more dense population – The streets in the Silver Lake Terrace neighborhood have no sidewalks and are narrow. They are not set up to sustain a dense population. Now, if there are cars parked on each side of the street, only one car in one direction can get by at a time. Adding more buildings to one lot or a four-plex to a lot will add more vehicles than the streets are designed to handle and create more chances for pedestrians and bicyclists to be hit by cars. With a denser population, there will need to be more classrooms which will raise taxes. There will also be a higher demand on utilities, such as water, electricity and gas causing these utilities to likely need upgrades to support the additional demand and higher costs to those already living here.
4. Proposed Ordinance No. 25-051 will not provide affordable housing which is what is needed. The newer denser housing being built in south Everett is not affordable, but more expensive than older single family homes. The Council should be looking at ways to subsidize existing housing or build new housing themselves, which is affordable. That is what is most needed to solve the homeless crisis in this County.
5. The population is decreasing. There is no need for dense housing in established single family residence neighborhoods. The birth rate in the United States had decreased. Many people are choosing to not have children or having them at a lower rate than in the past, due to economics and other reasons. Also, the current administration is deporting 3,000 people a day, not that we agree with this, but it is reducing the population in this country.
6. Quality of life - We bought this home on a dead end street as our forever home to raise our children and now to have our grandchildren visit. It is peaceful and quiet. Adding more dense residences into this neighborhood would change that. Longtime residents should not have to sacrifice and lower the quality of their life and neighborhood for newcomers to the area. Newcomers can move away from the city to find housing, like we did 38 years ago. We both worked in Seattle for decades and sacrificed time with our families by commuting to be able to have a house we could afford. Newcomers to Snohomish County can do the same, by moving further away from the city of Everett where there is new development that does not negatively affect current longtime residents.
7. Zoning ordinances, building codes and regulations are put in place for a reason. They should be enforced and required for each residence being built, and not give a developer a blanket approval for a medium or high density residential development without looking how each residence will affect the neighboring properties. Enforcing ordinances and codes should not be sacrificed for expediency or cost-saving in building new density developments, especially at the cost of long term neighboring residents.

There are other alternatives than proposed Ordinance No. 25-051 that will not negatively impact our neighborhood and forever home. There is plenty of undeveloped space in Snohomish County to build new homes. There are many smart people on the Planning Commission and County Council. I know you can find another and better way.

Sincerely,

Virginia Leeper

From: [Elizabeth Harrington](#)
To: [Contact Council](#)
Subject: Zoning for Esperance meeting on 10/1
Date: Monday, September 29, 2025 11:08:00 AM

To Whom it may concern,

I am a new Esperance homeowner, and I am very concerned with the rezoning vote happening this week. I urge the Council to postpone the rezoning vote until:

- 1) Infrastructure impacts are fully evaluated (traffic, utilities, police, and service)
- 2) Tree codes are updated to preserve our rapidly disappearing canopy.
- 3) Edmonds design standards are applied to Esperance, since we are surrounded by Edmonds. We would like to prevent tall, narrow, "slot homes". We need to maintain neighborhood cohesiveness and protect the character of our community.

We have already seen developers purchase single family homes and turn the lots into high density housing with many single family homes fitting into a small area. Multi-family, multiple story housing without looking at the infrastructure impacts, the tree canopy disappearing, and the design standards being on par with surrounding Edmonds will ruin our neighborhood. Please postpone the vote.

Best,

Elizabeth Peterson
8827 224th Street SW
Edmonds (Esperance), WA 98026