**MEETING 41 Meeting Notes** – **THURSDAY, March 21, 2019, 7:00PM**

HORSESHOE GRANGE, 16424 Broadway Ave, Clearview, WA 98296

Residents attending:

Jeff Thomas Lori McConnell Stefan Grunkenmeier

Karmel Ackerman Michael Lawson Michael Bruce

Heather Bruce Phil Renando Virginia Carey

Don Spivey Elke Spivey Ann Good

Jim Good Sarah Wilhite Kevin Sarbora

Diana Balliet Randy Fritch Margaret Bender

Colleen Brazil Wanda Moralez Weston Robinson

Lisa Robinson Paula George Genay Niebusch

Elva VanDonge Jerry VanDonge Nichole Cunningham

Bruce Caruthers Caroline Atwood Leslie Foley

Bryan Hinton Mary Cler Gary Cler

Frank Porembski Kim Cutuli Michael Ilyankoff

Toni Keough Randall Johnson Joey Perrigo

David Chen Melissa Birt Ken Karber

Nancy Reilly Lorelei Seifert Linda Brownfield

Rob Ackerman Mary Lou Burns Sarah Ricci

Peter Bro Barbara Bro Eric Fritch

Sharon Kiddle Chris LaBerge Jack Snyder

Marilyn Snyder

County personnel attending:

Sam Low, County Councilmember, 5th District ([click here for his webpage](https://snohomishcountywa.gov/768/District-5))

Jacqueline Reid, Project Manager, [SWUGA Boundary Planning Study](https://snohomishcountywa.gov/4129/SWUGA-Boundary-Planning-Study)

Yorik Stevens-Wajda, Legislative Analyst, Snohomish County Council

Mohammed Uddin, Project Engineer, Public Works (Surface Water)

Arthur Lee, P.E, Project Specialist IV, Public Works (Surface Water)

Lt. Scott Robertson, Precinct Commander, Snohomish County Sheriff

Lisa Grueter, Berk Consulting (working with SWUGA BPS)

7:00pm **Call to Order**, Flag Salute

7:05pm **PUBLIC ANNOUNCEMENTS/NEWS**

*Sam: Overpass on Connelly Rd hit by a truck, road is closed.*

*Pipeline is on planning side of county, no role for councilmembers there.*

*Digital signs issue on county Planning commission meeting Tuesday night. They will make recommendations to council.*

*Maltby apartments: Permits on executive side of county, not county. Probably will come before council eventually, cannot be biased.*

7:10pm BUSINESS ITEMS

**1. Southwest Urban Growth Area Boundary Planning Study** – Project leader Jacqueline Reid and Lisa Grueter, Certified Planner, Berk Consulting.

Sam Low introduced the Project by describing it in general terms: According to overall Growth Management Act, 2023 will present the next possible update to the Urban Growth Boundary, and possible zoning changes in our area. Washington State creates projections for growth and each city and county is responsible for developing plans to deal with project growth. Our area is adjacent to one of the fastest growing Urban Growth areas in the country. Currently we are zoned primarily Rural, and our area contains the Little Bear Creek Watershed, which Councilmember Low believes should be protected for environmental reasons during any future growth. The Southwest Urban Growth Area Boundary Planning Study (SWUGA BPS) is being undertaken at the request of County Council in order to better inform them in making future decisions.

SWUGA Boundary Planning Study Presentation ([Click here for Presentation Slides](http://clearviewwa.us/clearview-posts/))

Description of Boundaries of study area ([click here for map from project webpage](https://snohomishcountywa.gov/4129/SWUGA-Boundary-Planning-Study), scroll down webpage): On westside, the study area is adjacent to Bothell/Mill Creek Urban Growth Area boundary. It extends north to 132nd/Cathcart Way, then east to Broadway Ave in Cathcart area of Clearview. It extends southward down Broadway, then includes the Maltby Urban Growth Area, to the Snohomish/King County line, then travels west along the county line to the Urban Growth Boundary in Bothell/Mill Creek. This area contains the Little Bear Creek Watershed, with many creeks of importance to the health of salmon habitat.

What is the Southwest Urban Growth Area? This includes the area from Bothell/Mill Creek, westward to Puget Sound, and north to Everett, and includes the city of Everett, with I5 going right up the middle of it.

The study is not a rezoning study, and it is not a buildable land study. The study is a high-level study to provide background about existing conditions in the SWUGA and the study area, and opportunities and constraints to consider if adjustments to the boundary are under review in the future.

The study is collecting data and compiling information that can help inform future planning choices that will be brought before the county council for Urban growth Area updates, and for requests to expand boundaries. This information may be used in the short term, and will certainly be used to inform any Urban Growth Boundary change considerations for 2023. Issues being considered include Environmental, Social and Economic, Land Suitability (including vulnerability, different scenarios (what if there is no change, what if the UGA boundary were to shift? And multiple scenarios in between), feasibility studies), and Capital Costs for any new services to the area. There will be high level estimates for the cost of any new infrastructure, implications of any changes (or not) to areas outside the study area, and the challenges of the transition from rural to urban areas.

What does the study not do? It is not a land use plan, not a buildable land plan, and it is not recommending changes to zoning. It will produce high level information only.

Why do this study at this time? The Southwest Urban Growth Area of Snohomish county is experiencing a lot of growth because of its proximity to Seattle and to the Eastside employment centers—in fact, it is one of the fastest growing areas in the country. There are targets for growth established out through 2035, and those 2035 growth targets are already being exceeded in the Southwest Urban Growth Area. This puts development pressure on the area adjacent to the UGA boundary, which is why there is a study of our area at this time. The pressure does not just come from developers—residents that own land close to the UGA also present proposals to the county to expand the UGA. The rest of Snohomish County has not experienced the same level of growth and generally the boundaries of the UGA would be expanded only once the entire county has absorbed the growth. At this point, any current requests to expand UGA boundaries in our area would only be granted if there were issues around schools or safety issues such as damage to someone’s septic line. It is anticipated that any other requests between now and 2023 would be refused.

From the company consulting with the SWUGA study: Elements of study include issues such as regional trends, traffic conditions, drainage issues, and water quality in and around the study area. Other issues under study are housing, socio-economic needs, open space, roads, vulnerable areas, and issues such as if there is to be growth, which areas are most suitable? If the area were to undergo and UGA boundary change, what would be the costs to environment, transportation, housing, capital facilities? What are the sensitive areas that need to be taken into account? Where should there be no change.

There will be opportunities for public input very soon, before the study is complete, and public input will influence the result. The result of this study will be used for updating the next Comprehensive Plan to meet the requirements of the Growth Management Act.

What is the Comprehensive Plan update? It includes possible changes in zoning designations and the next one will be in 2023. We now live with changes made in 2015 to the Comprehensive Plan --every 8 years there is a review of new population growth targets from the state and how the growth can be can be accommodated by the county. The 2023 update will be projecting plans for 2023 to 2043. The work is starting now on this update. All 20 cities in Snohomish county will be updating their plans as well, looking at where the expected growth is going to go. (For more information on the Growth Management Act and the meaning of a Comprehensive Plan [click on this link.](http://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/Comprehensive-Planning-Growth-Management.aspx)) (Also note that an introduction to Snohomish County’s work on the 2023 Comprehensive Plan update will be given as part of the county Planning Commission meeting this coming Tuesday, at 5:30 PM. [Click here for more information on this meeting](https://snohomishcountywa.gov/DocumentCenter/View/62834/planning-commission-3-26-19)).

The SWUGA Boundary Planning study started in October of 2018 and the final report is due this summer, so this is a comparatively fast study. State Environmental Policy Act (SEPA) is looking for public input (see slide 13). The timeline for this is highlighted in the presentation.

Lisa Grueter reiterated, this study is not a buildable land study. The Buildable Land Study is a very detailed study that takes place every 8 years, looking inside the established Urban Growth Area at the level of land parcels to see if more housing can be built. The Buildable Land study looks at current housing density levels, possible levels, what is still available in the area. Is there enough room to accommodate need for growth? What reasonable measures could county/cities take to accommodate growth? If there was a decision to expand UGA, a new Buildable Land Study would take place for the expansion area.

Where does the demand for increased housing in our area come from? Puget Sound Regional Council sets strategy through 2050 that needs to be accommodated. [Click this link to read more about the Puget Sound Regional Council.](https://www.psrc.org/)

There will be an online survey for all residents of the area to fill out soon. The survey will ask be looking for answers about what is working well in our area, what people think needs to be done, and what do people want the county to know about our area and development. A link to it will be available on the county’s [SWUGA Boundary Plan Study project webpage](https://snohomishcountywa.gov/4129/SWUGA-Boundary-Planning-Study) and a link will also be p[osted on the Clearview Community Association webpage](http://clearviewwa.us/clearview-posts/) and other online outreach efforts as well (TBD). There will also be community workshops put on by June 2019 by the SWUGA BPS project team where public comment will be solicited. The project webpage and Clearview Association website will be used for notification of these workshops as well.

Question: From a resident from the area of 43rd Ave south of 180th St SE: Can individual additions be made to the UGA? It is felt that there is pressure again from the county to open 43rd Ave SE to north- and southbound traffic at 187th Pl SE.

Answer: No further changes to the UGA area are anticipated before 2023, unless there is a risk to public health. The next opportunity for real change to the UGA boundary is 2023.

Question: Is Clearview being recognized at the county as an area with extra room for development?

Answer: The adjacent UGA area has exceeded its 2035 targets for housing. A reasonable measures test needs to be done to determine if our area would be appropriate for further development. There is definitely interest from landowners and developers.

Question: Is there ongoing communication between the county and WSDOT about possible changes to the area? Question comes from a court hearing meeting Wed, March 20th with WSDOT and the local landowners (residential and business) affected by a widening project for Highway 9. The message the residents/business owners received at that meeting is that further construction on Highway 9 will be focused on improving traffic throughput as an alternative route to I5, not support of local business needs. A primary concern for residents/businesses is the narrow and restricted driveways/access being planned for adjacent landowners by WSDOT, and the difficulty of managing access for trucks when there are center medians on Highway 9. Some of the land is now used commercially and land uses may change depending on this Study’s results. The other issue is that county roads that run parallel to Highway 9 through our area (Broadway Ave and Snohomish Ave) will be overwhelmed with more cars and trucks speeding during any project on Highway 9.

Answer: WSDOT is aware of SWUGA Boundary Planning Study and will be present at a stakeholder’s meeting to be held next week. The county’s traffic consultants will be talking to WSDOT and info will be shared. The work WSDOT is doing is short-term compared to the results of this study.

Question: What does moving the UGA boundary mean? Who is making this request? How would a resident make such a request?

Answer: UGA boundary expansion specifically means movement of line, not necessarily density adjustments. Requests come from local landowners, local businesses and housing developers. There is a defined process for requesting that an area be brought into the UGA.

Question: What was the result of the 2015 Comprehensive Plan update? Answer: The decision was made to build up, not out. Increase density, not move the UGA boundary. 2023 is next opportunity for changes.

Question: Is the Master Builder’s Association paying for the SWUGA Boundary Planning study?

Answer: The Master Builder’s Association does have an interest in the results of the study, but the study is funded solely from county government funds, not private funds, with a budget of $100,000 (this was stated by Councilmember Low, and supported by Yorik Stevens-Wajda, who works regularly on budget planning). Terry Ryan originally requested that this study be done in order to get ahead of issues such as that which exists in the 43rd/187th Pl SE area. Should 43rd have been included in the UGA?

Question: Who are the Stakeholders who will be at the meeting next week? Can residents participate?

Answer: The SWUGA Boundary Area consists of 10,000 acres with LOTS of residents. The Stakeholders meeting will invite people from government agencies, tribes, local service providers, and local community leaders. The survey that comes out will, however, be for everyone to fill out. And there will be a Study sharing workshops before the end of June to collect public input.

Tuesday, March 26th, 5:30 pm : Jacqueline Reid will give this same presentation at the county Planning Commission meeting, with opportunity for public comment. [Click here for further info about that meeting.](https://snohomishcountywa.gov/DocumentCenter/View/62834/planning-commission-3-26-19)

2. **Proposed Digital Sign Ordinance** – Yorik Stevens-Wajda, County Council’s Legislative Analyst, will talk about this ordinance and is looking for feedback from the community. Mr. Stevens-Wajda works for all 5 council members on a variety of issues.

History of Ordinance: 3 years ago, other businesses in Clearview talked to Jeff Thomas of local business Crossroads Signs (now in Mill Creek) asking why Albertson’s, Hilltop and the Western wear store have digital signs but other businesses can’t. It turned out that the 3 businesses that had digital signs were grandfathered in prior to the restrictions on Clearview’s Rural Commercial (CRC) area. These restrictions are specific to the CRC—an area of about 115 acres between 184th St SE and 172nd St SE, restricted to 1990 uses intended to serve the local, rural population. Jeff took the issue to the county and the ordinance we have now is the result.

The new ordinance would add digital signs only, not billboards. This issue will be discussed at the upcoming March 26th  county Planning Commission meeting. – county commissioners want to hear from community members. ([Click here for the location and agenda of this meeting](https://snohomishcountywa.gov/DocumentCenter/View/62834/planning-commission-3-26-19)). Yorik Stevens-Wajda can also take citizen input directly on this issue at [Yorik.Stevens-Wajda@co.snohomish.wa.us](mailto:Yorik.Stevens-Wajda@co.snohomish.wa.us) . There will be an additional opportunity for public input before the final decision is made by county council.

Digital signs are restricted to advertising the business and its own services. Billboards can advertise other things – this ordinance is for signs, not billboards.

Digital signs are limited in size, maximum height, and can be placed up to the property line. They cannot blink, flash, scroll, and the overall brightness is limited.

Question: There are some studies which discredit digital signs for such things as driver distractability. Were they included in the research for this ordinance?

Answer: There is a question about various studies’ reliability. The primary source for information that has been used is the Federal Highway Administration study.

Question: Where is the enforcement part of this ordinance? There are presently some signs that are in violation of the proposed ordinance, already in our area.

Answer: The enforcement of the ordinance is complaint driven—violations must be reported by concerned residents.

Question: Concerns with light pollution from these signs.

Answer: There is supposed to be shielding to blocks people’s homes and animal areas from excessive light from digital signs.

[Click here to see a summary of the digital sign proposal](http://clearviewwa.us/clearview-posts/) (click on the link on our webpage).

The Digital Sign Ordinance proposal for the Clearview Rural Commercial zone will be discussed as part of the county’s Planning Commission meeting being held Tuesday, March 26th, starting at 5:30. [Click here for location and agenda for this meeting.](https://snohomishcountywa.gov/DocumentCenter/View/62834/planning-commission-3-26-19)

8:30 pm **Adjournment –** next meeting May 16: Agenda TBA

*Your CCA councilmembers welcome your attendance at monthly council meetings and invite you to participate by giving your comments or contacting any of five00 shown above.*

**OPEN PUBLIC FORUM for all things “Clearview”**

For discussion anytime:

**What kind of Businesses would you like to see come to Clearview?**

Does it all have to be locally owned? Small businesses? chain stores? What if Fred Myer wanted to come to our area? Or Trader Joe’s? Or an Outlet Mall? How about Cabela’s? If you have ideas or comments, please feel free to chat with one of our officers and we are happy to pass on the information.

**2018/2019 CCA GOALS**

1. **GROW** an effective Neighborhood Watch program
2. **LAUNCH** online tools for all communication with members & prospects
3. **SIMPLIFY** association operations & infrastructure for future leaders
4. **HOST** the annual Town Hall in August and/or an annual “town family picnic”.