**MEETING 46 MINUTES** – **Thursday, May 19, 2022, 7:00PM**

HORSESHOE GRANGE, 16424 Broadway Ave, Clearview, WA 98296

ATTENDEES:

Kevin Sarbora Sarah Wilhite Lori McConnell

Michael Lawson Kim Cutuli Barbara Hagen

Jim Turner Ryan Hinkle Chad Gwordske

Carter Burns Mary Lou Burns Judy Hedreen

Lauren Heitmann Tom Stork Darlene Jones

Tina Steward Joe Wilks Debi Wetzel

Wanda Moralez Margaret Bender Dominic Bulygo

Fred Green Dustin Haugen Elva Van Donge

Jerry Van Donge Leslie Foley Sarah Jusko

Mike Riley Barbara Bro Peter Bro

Caroline Atwood Phil Renando Darlene Renando

Cindy Carpenter

[Snohomish County District 4 Councilmember Jared Mead](https://snohomishcountywa.gov/767/District-4)

Assistant to CM Mead Angela York

Snohomish County Lt Sheriff Chad Gwordske

Snohomish County Council staffmember Ryan Countryman

Snohomish County Senior Planner, Planning and Development Services, Frank Slusser

Snohomish County Public Works Deputy Director Doug McCormick

7:00pm **Call to Order**

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

**Join the Grange to Save the Horseshoe Grange building!!** Our regular meetings are held at the Horseshoe Grange building, which is available for very low rental costs for public events—a great community service! **We are in danger of losing our Grange Hall due to low membership**! You can help by [joining the Grange](http://www.wa-grange.com/downloads/Membership/MembershipApplication2021.pdf). Grange member Janelle Lierman will be attending our meetings for the summer and is taking applications; membership is $50 per year, with the application available [here](http://www.wa-grange.com/downloads/Membership/MembershipApplication2021.pdf). Send applications to Janelle at 19219 85th Dr SE, Lake Stevens 98258. Get involved! The Grange provides community services, international clothing aid, and much more.

**[Strasser Wooden Works](https://strasserwood.com/) in Woodinville is HIRING**. Immediate need, will train young people for skilled woodworking. (Judy Hedreen)

**PUBLIC INPUT period is NOW for the** [**Cathcart Crossing Development**](https://clearviewwa.us/657-2/) planned for the southwest corner of Highway 9 and Cathcart Way. Part of this development is an 86 unit housing development that will have significant impact on the already grid-locked Highway 9. There will be a public hearing held via ZOOM on June 14th. To attend email [hearing.examiner@snoco.org](mailto:hearing.examiner@snoco.org) and reference File No, 21 107654SPA/BSP and receive a Zoom link.

For written input email stacey.abbott@snoco.org by May 25. (Debi Wetzel)

**Clearview’s ADOPT-A-ROAD/HIGHWAY project is on hold** as we transition from the state’s program to the county’s program. The state’s program overwhelmed our volunteer capacity for paperwork. (Dominic Bulygo).

7:10pm BUSINESS ITEMS

[District 4 Snohomish County Council Member—Jared Mead](https://snohomishcountywa.gov/767/District-4) and members of Snohomish County Planning Department attended to talk about and answer questions on where we are with the [2024 Update to the Comprehensive Plan](https://snohomishcountywa.gov/5597/2024-Update) and its effect on the Clearview area.

**Jared Mead:** Clearview is divided into Council District 4 and 5. Councilmember (CM) Mead represents District 4, and CM Sam Low represents District 5. CM Low is unable to attend due to a previously scheduled transportation meeting and sends his regrets. CM Mead lives nearby in Silver Firs with his wife and soon-to-be 3 children and is personally invested in Snohomish county and its development.

Frank Slusser, a senior planner for the county, presented [high level information on the planning process being used by the county for updating the Comprehensive Plan](http://clearviewwa.us/wp-content/uploads/Clearview_2024Update_Presentation_051922_pdf.pdf). **At this time there are no impacts anticipated within the boundaries of Clearview** – the largest impact here is created by Clearview’s nearness to the edge of urban growth.

From the above presentation: An Update to the Comprehensive Plan comes along roughly every 10 years, and is an opportunity for the county to review where we are with zoning and planning to accommodate future plans. Population growth estimates come from the state level and the county’s Update is required by law to meet the requirements of the [Growth Management Act](https://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/Growth-Management-Act.aspx), in concert with the Puget Sound Regional Council’s vision for Pierce, King and Snohomish counties (currently “[Vision 2050](https://www.psrc.org/vision)”)

Where are we in the update process? There is a 20-year population and employment growth forecast available on which the Update is based. Current work includes a review of the [Environmental Policy Act](https://ecology.wa.gov/regulations-permits/SEPA-environmental-review) and reviews of county policies, and the future Land Use Map to ensure compliance. The [Planning Commission](https://snohomishcountywa.gov/164/Planning-Commission) process has also begun, which can be a good place for citizens to hear and express opinions. Planning Commission meetings are currently held on ZOOM--[Here is a link to Planning Commission schedule and planned subjects](https://snohomishcountywa.gov/DocumentCenter/View/87550/Upcoming-Planning-Commission-Meeting-Topics---January-2022-May-2022); to attend a meeting follow the link below the calendar on the Planning Commission main page that lists the date of the meeting. Planning commission review and public outreach for the Update to the Comprehensive Plan will continue until Oct 2023.

The current forecast from the state’s Office of Financial Management (OFM) is for a population growth of 308,352 people from 2020 to 2044 in Snohomish county (current population is approx. 878,000)—a 35% increase. This is inline with recent growth in Snohomish County. OFM is currently working to update this forecast.

If current plans go through, approximately 100,000 of that increase will occur in the Unincorporated areas of the county. This means that **No action – no changes to the Comprehensive Plan—will have a greater impact on rural areas of the county by promoting continuing growth in rural areas.**

By “Upzoning” (encouraging higher density housing) in areas inside the Urban Growth Boundary (UGB) and improving public transportions per projects such as the new lightrail, the county is planning to reduce population growth impact in unincorporated rural areas and accommodate the new growth within the current boundaries. Through analysis for the Update to the Comprehensive Plan, the county’s Planning Department has determined that there is adequate space to meet this goal with current population growth forecasts.

IF the actual population growth exceeds projections from the OFM, the UGB may need to be expanded—but only if more people than is anticipated come to our area. This scenario is included in the Planning Department’s alternative plan proposals to the county council, as well as scenarios for population growth below and at projections. See page 7 of the presentation.

The list of “Elements” on page 8 of the presentation on [high level information on the planning process being used by the county for updating the Comprehensive Plan](http://clearviewwa.us/wp-content/uploads/Clearview_2024Update_Presentation_051922_pdf.pdf) indicate subjects that must be considered in the Update. Elements that are especially of importance to Clearview include Transportation, Rural, Economic Development, and Parks and Recreation. New elements that have been added include Climate Change, Tribal, and Urban Core Subarea Development (i.e., higher density surrounding lightrail stations).

Take a look at the process used by Planning to create the [Vision for Snohomish County](https://www.youtube.com/watch?v=Ycj13B1EJzQ). Did they get it right? [Follow this link](https://snohomishcountywa.gov/5597/2024-Update) more information and to give your comments and questions.

So how do changes in Zoning occur? Through the docket process between the landowner(s) and the county. Docket proposals are submitted, and when they involve changes to the UGB they may or may not be accepted for study by the county council. Once they are accepted, after study by the Planning Department and coordination with the Comprehensive Plan Update, they may or may not be approved by the county council.

There are two areas close to Clearview that have been accepted for further study. The area around 43rd Ave SE/45th Ave SE, from 156th St SE in the north to the county line in the south, is one of them. [See this link](http://clearviewwa.us/wp-content/uploads/Motion-22-090-1.pdf) for an overview of what is being proposed, as well as [here for a closer look at proposals north of 180th St SE](http://clearviewwa.us/wp-content/uploads/SW14-FLU-Map_DocketXXI.pdf) and [here for detail around Fernwood Elementary just north of Maltby Rd.](http://clearviewwa.us/wp-content/uploads/Motion-22-134.pdf) No further detail for the area south of Maltby Rd was available.

The second area that is accepted for study is an extension of Maltby’s Urban Growth Area to Highway 9. You can [find details here](http://clearviewwa.us/wp-content/uploads/Motion-22-098.pdf). The major effects on Clearview from this proposal would be a change to the area around Highway 9 and Maltby Rd from Rural Commercial to Urban Commercial zoning and additional traffic exiting the area from/to Highway 522 at Paradise Rd.

None of these proposals are yet approved—they are in the study phase in the Planning Department. A list of [all the docket proposals submitted to the county](http://clearviewwa.us/wp-content/uploads/Motion-21-147-AMENDED-and-APPROVED_DocketXXI.pdf) and whether they are approved for study is available by following this link.

Once all the population forecasts are final and reviews of policy, completion of studies, and plans are finalized, the final acceptance of the Update to the Comprehensive Plan by the County Council is scheduled for 2024.

**Questions:**

Where is 43rd Ave SE? South of 180th St SE and west of Clearview, Fernwood School is nearby. It is not within Clearview’s designated boundaries.

What about the roads and the traffic impact? Why is more housing allowed when roads are not improved? Particularly at Cathcart Crossings?

Highway 9 is a state highway and its development is part of the statewide transportation issues. Data from Cathcart Way going west indicates that traffic is not meeting the county’s “problem” criteria.

Will sewer, gas lines, be provided in build out? Urban growth area is where sewer is available and will be provided by utilities.

Cathcart Crossings: How will traffic be handled? 286 Townhomes with commercial units below, plus a transit park and ride. No changes to Highway 9?

Traffic study for Cathcart Way is now underway. Developers are not required to rectify traffic issues that existed before a development is put in place. Zoning for this complex has been in place for a long time—it is within the Urban Growth Boundary. The definition of “bad” traffic is that the speed of cars is below 13 mph at peak hours. Cathcart Way does not meet this definition.

Left turn lane at 164th: intersection was working better but is now not working well. This should be addressed at later meeting with the state’s Highway 9 project team.

Clearcutting at Gravis and at Jewel Road just off 38th. Why clearcut? What about wildlife?

Housing needed for people. We all know this is a great place to live—others want to come here too. These projects are inside the Urban Growth Area so at least its not damage to rural areas.

What about climate change? Is there something that can be done to protect the trees and animals? Does it have to be clearcut? Developers are required to put in a certain amount of trees depending on what was there before a clearcut, but otherwise are entitled to do what they want since they own the land. For more information on the kind of development that can be done on land in Snohomish county, click this link for more information on the [Land Use Matrix](https://snohomishcountywa.gov/DocumentCenter/View/8124/37---Uses-Allowed-in-Zones-Use-Matrix-PDF?bidId=).

In Bothell a rule was in place that restricted size of trees cut down. Fewer trees, less ground cover= damage. New rules are needed. Kirkland also has rules that preserve trees but it contributes to higher prices of homes.

Why can’t it be apartments instead of these closely packed “single family homes” that are so close to each other you can share TVs?

Buyers don’t want condos or townhomes. Condos and townhomes get sold to investors. People, including Millenials, want single family homes now that they are moving on with life. Condos are very risky for developers due to liability issues. Homeowners pick up all risk, condo owners do not.

Traffic issues everyday on Jewel Road due to Fernwood School. How do we get parents to let their kids walk to/from school?

Changes to ADU rules (Ryan Countryman): For rural areas, changes to the rules allow more “mother-in-law” cottages, have to meet criteria including adequate septic, shared driveway, distance from original home was expanded, max 1200 sq ft, style similar to original home. There will most likely be more cottages built in Clearview, but not everyone’s property will meet the criteria. The county-passed ordinance is under appeal at a higher level in the state, so outcome is not clear.

Question on roundabout at 164th and Broadway: (Doug McCormick). Still under study by Public Works. Most proposals have serious issues. [Contact Doug](https://snohomishcountywa.gov/3703/About-the-Roads-Divisions) with questions.

Is Carousel Ranch still scheduled to be a park? (Ryan Countryman) Yes, any issues with the UGA have nothing to do with the new park. Park details are in review; the funding source not yet clear. It will be part of the Maltby UGA, considered “Public Institutional Use”.

8:10 pm **Adjournment –**next meeting is June 23, 2022— Come join us to work up Clearview’ List of Interests for subjects for further meetings. ALSO—(likely) coming up August 18th at View Church --Clearview’s Annual TOWN HALL

*Your CCA councilmembers welcome your attendance at all council meetings and invite you to participate by giving your comments or contacting any of five Board members listed below.*

**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.

**2019/2020 CCA GOALS**

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