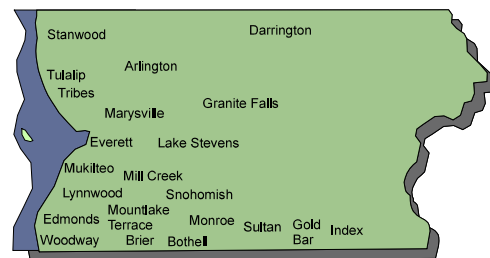


Snohomish County Tomorrow

A GROWTH MANAGEMENT ADVISORY COUNCIL



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STEERING COMMITTEE MEETING

Wednesday, June 23, 2021

Via Zoom

6:00 p.m. to 8:00 p.m.

MEETING MINUTES

Participating Jurisdictions/Members

Arlington	Barbara Tolbert, Vice-Chair
Darrington	Dan Rankin
Edmonds	Luke Distelhorst
Everett	Elizabeth Vogeli
Granite Falls	Matt Hartman
Lake Stevens	Brett Gailey, Co-Chair
Lynnwood	Julieta Altamirano-Crosby
Marysville	Kelly Richards
Mill Creek	Stephanie Vignal
Monroe	Heather Rousey
Mountlake Terrace	Bryan Wahl
Mukilteo	Bob Champion
Snohomish	John Kartak
Stanwood	Patricia Love
Sultan	Russell Wiita
Snohomish County Council	Nate Nehring, Co-Chair
Snohomish County Executive's Office	Josh Dugan
Citizen Representative	Mike Appleby
Citizen Representative	Peter Battuello
Citizen Representative	Melissa Blankenship
Citizen Representative	Linda Hoult
CAB Representative	Michelle Stewart

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Other Attendees/Presenters:

Arlington	Jan Shuette
Arlington	Mike Hopson
EASC	Garry Clarke
Lake Stevens	Russ Wright
Monroe	Ben Swanson
PSRC	Ben Bakkenta
Snohomish County PDS	Mitchell Brouse
Snohomish County PDS	Shanan Bird
Snohomish County PDS	Scott Lindquist
Snohomish County PDS	Mike McCrary
Snohomish County PDS	Frank Slusser
Snohomish County PDS	Steve Toy
Snohomish County PDS	Janet Wright
Snohomish County Public Works	Doug McCormick
Snohomish	Glen Pickus
Snohomish	Linda Redmon

Toyer Strategic Advisors, Inc.	David Toyer, Anne Anderson, Peter Condyles
LDR	Clay White
SCT Coordinator	Cynthia Pruitt

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1. **Call to Order:**
The meeting was called to order at 6:02 p.m. by Co-Chair Nate Nehring.
- 1.a. **Introductions/Roll Call**
Roll call was taken (as listed above).
- 1.b. **Citizen Comments**
David Toyer spoke to item 5.b. He felt public should be able to sit in on subcommittee meetings. By the time issues get to hearings it is too late to affect them.
2. **Approval of Meeting Minutes (5-26-21)**
Bryan Wahl moved to approve the minutes of May 26, 2021, as written. Barbara Tolbert seconded, and the motion passed unanimously.
3. **Update Items**
 - a. **Summary of PSRC Board Actions and Activities**
Ben Bakkenta reported on the Executive- and Growth Management Policy Board activities. He invited members to a PSRC event on building a foundation for social equity. All PSRC meetings will be virtual in July. Hybrid meetings will start in September.
 - b. **EASC**
Garry Clarke reported that EASC held their annual meeting virtually.
4. **Action Items**
 - a. **PSRC Regional Staff Committee Representative for Cities**
Bryan Wahl moved to approve Russ Wright. Russell Wiita seconded the motion and it passed unanimously.
 - b. **Agenda Bill: Buildable Lands Report (BLR)**
[This discussion took place prior to item 4.a.] Brett Gailey said he was not comfortable taking action on the BLR tonight. Concern was expressed that the CPPs would be delayed, if the BLR decision was postponed.

Steve Toy reported that the jurisdictions' staff on PAC had passed the BLR unanimously. Josh Dugan said that the county executive would be concerned about delay of process. He asked what would be gained by delaying it. Other actions later in the process would be affected.

Mr. Kartak stated that if a city feels that their issues haven't been addressed then he supports delaying it. Elizabeth Vogeli agreed.

Bryan Wahl asked if members were voting only for their cities or on behalf of the whole county. If the latter then he supports delaying the vote.

Mike McCrary pointed out the tight timeframe (June 30, 2021 deadline under GMA). Delaying a vote will mean we will not meet that deadline.

Mike Appleby said that the building/development community is concerned that the BLR reports that there is adequate land supply.

Russell Wiita preferred discussion only tonight. The public engagement timeline does not allow us to look closely at the report.

Barbara Tolbert said she wanted to discuss the BLR tonight; it is important and merits better discussion. Bob Champion also agreed it should be a discussion item tonight.

Brett Gailey made a motion to move the BLR to Discussion Items for tonight. John Kartak seconded, and the motion passed unanimously

(Moved down the agenda into briefings)

c. Agenda Bill: 2022 Preliminary Dues

Ms. Pruitt described the projected SCT expenses for 2022. She noted that revenues continue to be less than expenses and that SCT's reserve will be gone in about three years if dues continue at a 4.5% level. The Executive Committee will look at this and come back next year this time with a strategy.

Russell Wiita moved to give preliminary approval to the 2022 dues increase of 4.5% as shown on the attached Exhibit 2. Bob Champion and the motion passed unanimously.

**5. Briefings, Discussion Items
Buildable Lands Report**

Steve Toy outlined the data and findings of the BLR.

Members asked what the difference is between planned capacity for lots versus the actual capacity. They expressed concern that the availability of land does not reflect houses sold since 2019 and that it does not show an accurate picture of housing availability and increased costs. Some felt that the BLR, in setting 2019 as the point of study, contributes to the high price of housing by overestimating the available land. Members also asked why the BLR was not done two years later – closer to the timing of growth targets. They expressed concern that cities would just say they will increase density even though an expansion of the Urban Growth Boundary was needed. They also asked what the consequences would be if the BLR was wrong and how the number of homes are planned for. Some wanted to know if the Growth Management Act (GMA) dictates to cities what their densities should be and whether GMA policies will result in cities we want to live in.

His presentation can be viewed [here](#).

a. Countywide Planning Policies (CPPs)

Mitchell Brouse asked the members to please review the CPP changes with staff and send any comments and proposed changes by July 16th. Mr. Brouse confirmed that any proposals would be sent to the Steering Committee one week ahead of time.

b. Public attendance at SCT Subcommittees

Ms. Tolbert, Mr. Gailey and Mr. Nehring stated that the public adds expertise to subjects being considered by SCT. Mr. Kartak said that the public should be involved early. The Executive Committee will sort out the details and bring this issue back to the Steering Committee for the July 28, 2021 meeting.

c. Coordinator's Report

Ms. Pruitt brought the SCT committees report to the attention of the members.

6. Future Agenda Items

No additions.

7. Go-Round

Not discussed.

8. Next Meeting Date

July 28, 2021; 6:00 pm - 8:00 pm.

9. Adjournment

The meeting was adjourned at 8:40 p.m. by Co-Chair Nate Nehring.

All presentations given, discussions held, and actions taken at this meeting are kept on file (via recording) in PDS until six years from December 31st of this year.