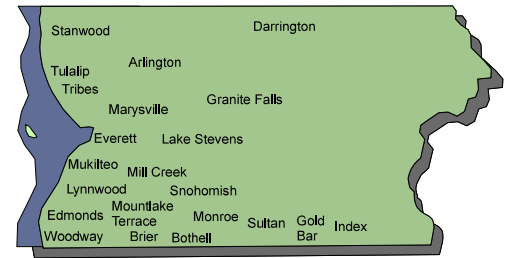


# Snohomish County Tomorrow

## A GROWTH MANAGEMENT ADVISORY COUNCIL



### STEERING COMMITTEE MEETING

Wednesday, May 24, 2023

Via Zoom

6:00 p.m.

### MEETING MINUTES

#### Participating Jurisdictions/Members

Town of Darrington	Reid Shockey
City of Edmonds	Councilmember Vivian Olson
City of Everett	Don Schwab
City of Gold Bar	Councilmember Chuck Lie
City of Granite Falls	Matt Hartman
City of Lake Stevens	Mayor Brett Gailey
City of Lynnwood	Councilmember Patrick Decker
City of Marysville	Peter Condyles
City of Mill Creek	Councilmember Stephanie Vignal
City of Monroe	Mayor Geoffrey Thomas
City of Mountlake Terrace	Councilmember Bryan Wahl
City of Mukilteo	Councilmember Jason Moon
Snohomish County Council	Councilmember Jared Mead
Snohomish County Executive	Josh Dugan
Community Representative	Mike Appleby
Community Representative	Linda Hoult
Community Representative	Allan Giffen
CAB Representative	Sean Standerfer

#### Other Attendees/Presenters:

SCT Manager	Ann Larson
Snohomish County PDS	Megan Moore
Snohomish County PDS	Mike McCrary
Snohomish County PDS	Amber Piona
Snohomish County PDS	Steve Toy

- 1. Call to Order:**  
The meeting was called to order at 6:00 p.m. by Co-Chair Brett Gailey.
- 2. Introductions/Roll Call**  
Roll call was taken (as listed above).

Snohomish County PDS Director, Mike McCrary, introduced the new SCT Manager Ann Larson. Ann has more than 17 years of experience and joins the county with extensive knowledge and passion for its future. She served as a Senior Legislative Assistant in the Washington State Legislature for 44th Legislative District from 2006-2011, followed by

several years at the United Way of Snohomish County as Labor Donor Relations & Community Liaison Manager. Most recently she was the Northwest Regional Director for U.S. Senator Patty Murray since 2014. She has a bachelor's degree in history from Washington State University in 2006.

Following the introduction of Ann Larson each of the members introduced themselves and talked about their history on the Steering Committee.

**3. Citizen Comments**

No comments.

**4. Approval of Meeting Minutes (4-26-23)**

Bryan Wahl moved to approve the minutes of April 26, 2023. Josh Dugan seconded, and the motion passed unanimously.

**5. Update Items**

**a. Summary of PSRC Board Actions and Activities**

The update was suspended until the June meeting. The summary of PSRC Board Actions can be found [here](#).

**6. Action Items**

**a. Agenda Bill: Re-vote, Citizen Representative to Steering Committee**

Community Representative applicant Allan Giffen introduced himself and discussed why he wanted to be a citizen representative. Community representative applicant Andrew Stevens was absent.

**VOTE:**

Allen Giffen – 8 votes (*Vivian Olson, Don Schwab, Matt Hartman, Brett Gailey, Patrick Decker, Geoffrey Thomas, Jason Moon, Josh Dugan*)

Andrew Stevens – 4 votes (*Charles Lie, Stephanie Vignal, Bryan Wahl, Jared Mead*)

**Allen Giffen was elected as the Citizen Representative to Steering Committee.**

**a. [Agenda Bill: HO-5 Report, PAC Recommendation, PAC Recommended Draft Report, PAC Recommended Appendices, Executive Summary](#)**

Senior Planner, Amber Piona introduced the action item. The committee was briefed on the HO-5 Report at the April 26<sup>th</sup> meeting. An action on the report and a recommendation for the housing targets is needed.

A **Motion** was made by Bryan Wahl and seconded by Geoffrey Thomas recommending the Steering Committee accept the housing characteristics and needs report and the 2044 initial housing targets.

A discussion followed the motion. Members discussed their views on the HO-5 Report, the housing allocation methods, infrastructure challenges, and the challenges of meeting the growth targets. Several members brought up the need

for subsidized funding to meet allocations. It was also noted that educating councilmembers on the allocations is imperative to ensure they fully understand the requirements of the recommendation.

Gold Bar Councilmember Charles Lie stated his opinion that zoning issues in the cities and suburban areas caused the housing crisis and the housing allocation assigned to Gold Bar is a problem due to Gold Bar's infrastructure challenges specifically access to medical care.

Mountlake Terrace Councilmember Bryan Wahl raised his concern about the challenges to accommodate the affordable housing need, since over half of the housing will need to be affordable. The crisis needs to be addressed by working as a region and educating councilmembers on these future challenges.

Mukilteo Councilmember Jason Moon expressed his disagreement with Mukilteo being classified as a high transit area because there is no highway or freeway in Mukilteo.

Councilmember Vivian Olson expressed frustration by the density demands for Edmonds. The majority of the allocation for Edmonds is in the low range. Edmonds has high land values, and the affordable housing will require a subsidy from the government. The state has never said that subsidies will be given yet we know that higher taxes will be yielded by the higher and best use for the property values that are changed by density options.

Mill Creek Councilmember Stephanie Vignal voiced her concern that the majority of Mill Creek's allocation is low AMI and that investments and government funding will be needed to meet their allotment. She has been advocating for all council's to be educated about the HO-5 Report for early buy-in and is concerned that councilmembers will be upset when they are made more aware of the requirements of the allocations.

Lynnwood Councilmember Patrick Decker recognized the effort that has been put into the report but voiced that he can't vote yes for something he believes is impossible to do. Lynnwood City Council has discussed how to incentivize builders to create affordable housing but the current economy in Lynnwood is increasing home prices.

Community Representative Allen Giffen said he is also concerned about the economic feasibility for the low-income housing without government funding. He requested that county staff have more of an education process for the elected city councils in the county.

Mayor Geoffrey Thomas said that Monroe recognizes the housing crises and Monroe is supportive of bringing more affordable housing into Monroe and the region.

**VOTE (Motion):**

**8 in favor** (*Reid Shockey, Vivian Olson, Don Schwab, Brett Gailey, Stephanie Vignal, Geoffrey Thomas, Bryan Wahl, Josh Dugan*)

**1 opposed** (*Jason Moon*)

**3 abstained** (*Charles Lie, Matt Hartman, Patrick Decker*)

Motion **PASSED**

A secondary **Motion** was made by Geoffrey Thomas and seconded by Bryan Wahl recommending the Steering Committee accept the HO-5 report with the Method C Housing Needs Allocation.

Following the motion clarification was given on the recommendation, in particular that the requirement is for jurisdictions to demonstrate that they need to “plan for and accommodate” the new requirements, not that they are required to build the additional housing by 2044. Methods A, B, and C were also clarified.

Councilmember Vivian Olson said of each method, method C allocates the largest number of affordable housing units to Edmonds and is an enormous number for Edmonds and will be voting no on option C because it seems like an impossible task.

Councilmember Patrick Decker discussed the extensive work Lynwood has done with their planning department, mortgage lenders, and builders and that Lynwood can't come up with a plan that will create affordable housing at the required levels.

Everett Councilmember Don Schwab expressed that Everett has higher amount of the LMI and that Everett is built out and the value of property is extremely high. It is extremely expensive to build affordable housing, so he see's the allocations as a framework and a goal.

Mill Creek Councilmember Stephanie Vignal said that in talking with her planning department their interpretation is that they will need to implement polices to encourage building but that they aren't required to ensure it will be built.

**VOTE (Motion):**

**7 in favor** (*Reid Shockey, Don Schwab, Brett Gailey, Stephanie Vignal, Geoffrey*

*Thomas, Bryan Wahl, Josh Dugan)*

**4 opposed** (*Vivian Olson, Patrick Decker, Peter Condyles, Jason Moon*)

**2 abstained** (*Charles Lie, Matt Hartman*)

Motion **PASSED**

**7. Briefings, Discussion Items**

**a. SCT Manager's Report**

SCT Manager Ann Larson shared the May [SCT Committees Report](#).

**8. Go-Round**

Brett Gailey brought up rising interest rates which have put a stop on some current projects in Lake Stevens.

**9. Next Meeting Date**

June 21, 2023; 6:00 pm - 8:00 pm.

**10. Adjournment**

The meeting was adjourned at 7:15 p.m. by Co-Chair Brett Gailey.