

Hello Everyone,

You have not heard from me since mid-January for a few reasons: Over the months we were monitoring activities, and asking for information from PDS, but we were not receiving any information from the county for us to review or respond to until mid-February when NP sent their 3<sup>rd</sup> round of submittals to PDS. It then took us a week to get copies, and since then we have been pouring, as we can, over many sections. We need to digest 100's of pages of what they are up to, before I can communicate that to you.

Then, I have re-written this newsletter now three times since the information changes, as we get more communication from the county.

Following this moving target is very difficult, as the county continues to be elusive, not forthright, and often downright lawless.

We are not daunted though by their activities, only more determined to bring them to responsibility to we the residents of Snohomish County whom they serve. We are trying to educate them that they work for us, not the monied developers. So, it is a large process.

I will put this latest information in bullet form, so as to make this letter shorter and more readable.

- 11<sup>th</sup> Ave extension has been changed AGAIN from the letter the NP agent sent to us in early Jan., and is not to our satisfaction to protect our neighborhoods. At this point, it appears they want to have a road through but then gate it for emergency vehicles only, which would be fine, but it is the road through and their verbiage that concerns us of what they may do at a later date. We want concrete assurances that cannot be changed.
- The methane mitigation plan is of major concern to us-we have contacted deputy fire marshal about this. It is of major harm to build any buildings on top of methane fields and to vent methane through either interior or exterior walls. These are explosions waiting to happen, and with the nearest apartment building about 300 feet from homes, an explosive fire will affect neighborhoods.
- The methane venting is planned to be less than 500 feet from Wandering Glen and Eastglen homes, which is against county code, and the odor could be very bad from the hydrogen sulfide gases, but we can't get anyone in numerous departments to respond to us yet. They are telling us we have to wait until after the development is built and the problem exists, before anyone will take action on our behalf. I am not kidding or exaggerating; that is exactly what two departments have so far told us.
- The run-off problems that will flood homes, crawl spaces, and front and back yards, has not been addressed as NP still says the property has been forested, and so can build smaller retention vaults.

- I have personally challenged both Josh Machen at PDS, and our Councilman, Jared Mead, that the county code says PDS **may** grant a variance, not that they must, as they both have indicated.
- Also, I have pointed out that the variance **cannot be granted according to code**, because the code says a variance "cannot be materially detrimental to the public welfare". I have shown them many items that make the variance detrimental to the public welfare. Some of my letters, while answered, continue to receive responses that dance around the codes. Some are yet to be answered as of this writing, so I will keep you updated as we know more.
- I have written letters to Helena Gubbels, PDS Engineer, who signed off on the hillside **not** being Landslide hazard. I asked her why in 2016 the county said it was, but in 2021, NP-hired Landau said it wasn't. She wrote back that the code says end-user has the final say. I said okay, but the rest of the code is not being met- the hillside is greater than 33% incline, toe to top of slope is over double, and there are underground springs running through the property. (NP themselves in their documents refer to the land as unstable and unbuildable in places.) She then said maybe I needed to contact NP, which I won't, but I pointed out to her that NP does not write or enforce the Snohomish County Codes. But apparently no one in Snohomish does either!
- Update: just yesterday Helena referred my letter to Ken Crossman, PDS Engineering Manager, who continued to refer to the same information we already know, but to not address the holes in the reports from NP's hired agent which is now Terra Associates. I am not sure why the authorities PDS quotes regarding parking, traffic, and Geo Tech change. I have yet to understand that piece of the puzzle.
- I am in the process of composing a letter on the traffic discrepancies, and why codes are not met or kept.
- I wrote a letter to PDS about the parking space reductions being allowed because again code was not being met, and the answer I received from Josh Machen was that NP decided to now use a different code. The new code is still not accurate, but Mr. Machen retorted with we may just need to disagree about a definition in the new code they are using. It is not a matter of disagreeing about definitions.
- Code is specifically written to be vague, so that there is room for many options, however, code is **not** written to be broken!!! The codes that are being continually broken, ignored, or manipulated are clear in their wording and intent.
- The bottom line is Snohomish County is particularly notorious for favoring developers, and the money involved, rather than the residents of their county. We just need to keep reminding them, they work for us. They think they work for the developers, but that is skewed. Those developers get tax breaks, they don't pay the taxes that we do.

- We learned and petitioned the county council mid-Jan.-mid-Feb., to not re-appoint the current Hearing Examiner, who has knowingly broken county protocols. We asked that the position be opened to outside candidates, but our requests went unheard, and he was simply re-appointed for another term. Additionally, we petitioned that a planning commissioner, whose term will be up next year, not be extended. We learned the county wants to re-write code to extend 2 terms to three in order to keep this particular commissioner, because he is a prominent real estate mogul and developer. How does a developer sit as a planning commissioner who should be concerned with the best interest of the public instead of development? We have learned the Fire Marshall, whose job is to watch out for the public welfare, is also the head of PDS who looks to the interests of developers. Are these conflicts of interest of concern to us taxpayers? Are these conflicts of interest not beneficial to looking out for the well-being of the residents of the county?

We at SaveBothell are pouring over pages as I said, and seeking legal counsel as to what do we do next. We are considering another signature letter campaign. The information and 1000's of pages of documents in itself is daunting in details, but then when we catch all of their illegal actions, and call them to account, they slither, and say that is not what it means.

Please realize I am giving you the meat of the details, and do not be discouraged. I am writing to inform you of the major problems where we believe we have good and legal ammunition to fight this development to get them to change or stop all together. Please stay in the fight with us.

I think this gives you a brief update; more details of action items for you will be forthcoming.

We have two needs:

- for someone to do a small photoshop job for us,
- for someone to update our website.
- We on the Board are so busy, and we do not have the expertise to do the work quickly. I would provide all the information. Again, it is not a time-consuming job for someone who knows what they are doing.

Please contact me if you can help with either of these.

If you want to write letters to PDS or County Council, please contact me if you need more details. about any of these topics.

We are now much closer to an appeal time, so please do continue to donate.

Online:

<https://www.givesendgo.com/G9CYH?sharemsg=display>

By check:

SaveBothell

P.O. Box 1591

Bothell, WA 98041

Thank you to all of you for your help and support as we work for you to fight these illegal, and unconscionable actions.

Joan and the SaveBothell Team