

Henry M. Eskridge -  
416 Ave E  
Snohomish

①

I request that application # 17-13-CUP  
be denied

A. The boundary line depicted on the application is significantly inaccurate. The northern boundary is as described in the current city property account summary (attached), and runs east-west in a straight line, a double-city lot measuring 120' x 120'. I was informed, 2/24/14, by personnel of the building dept. that the application for the B.L.A. was not acted on by the applicant and is not in effect.

B. The proposed line adjustment is likely unapprovable anyway because it violates:  
① our municipal code (SMC 14.215.130 attached)  
② our comprehensive plan

The proposed B.L.A. is so extraordinary with its bizarre gerrymandering of lines as to be:  
(R.F. ①) incompatible and inconsistent with the surrounding lots.

(R.F. ②) degrading of the other affected lot on there fore the entire neighborhood there by causing general harm warned against by our comprehensive plan. Policy SF4.1 and Goal 4.4

Henry M. Eskridge -  
416 Ave E  
Snohomish

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I Request that application # 17-13-CUP  
be denied because:

A. Boundary line depicted on the application is significantly inaccurate. The northern boundary is as described in the current property account summary<sup>(attached)</sup>, running east-west in a straight line\*, part of a double city lot measuring 120' x 120'. I was informed, 2/24/14, by personnel at the building dept. that the application for the B.L.A. was not acted upon by the applicant and is not in effect.

B. The likelihood of the proposed adjustment is, I believe, quite low because the proposed B.L.A. is so extraordinary with its bizarre gerrymandering of lines as to be incompatible and inconsistent with the surrounding lots.

RE: SMC 14.215.150.c.4

Thank You

Henry M. Eskridge  
416 Ave. E.

Gushamist

\* The north end of the building is on the property line

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# Snohomish County

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## Property Account Summary

Parcel Number	28051300110300	Property Address	402 AVENUE E, SNOHOMISH, WA 98290-2720
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### Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	CD TRUST	4233 12TH AVE NE, SEATTLE, WA 98105
Owner	100	CD TRUST	4233 12TH AVE NE, SEATTLE, WA 98105

### General Information

Property Description	SEC 13 TWP 28 RGE 05RT-45) BEG 80FT N OF NE COR OF BLK 12 FERGUSONS 2ND ADD TO SNOH TH N 120FT TH W 120FT TH S 120FT TH E 120FT TO POB
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00735

### Property Characteristics

Use Code	681 Nursery, Primary & Secondary School
Unit of Measure	Acre(s)
Size (gross)	0.33

### Related Properties

No Values Found

### Active Exemptions

No Exemptions Found

Interest and Penalty are due if paying after due date since web is available regardless of holidays or weekends. eCheck and Credit Card payments require interest and penalty after due dates. If unable to make payment by due date because of site maintenance; payment must be postmarked by the next business day per RCW 1.12.070. If you wish to pay taxes online, select an option and click "Add To Payment List". If property is in "Foreclosure" - call 425.388.3236 for current total. If Special Assessments (not Surface Water, Soil, Forest Fire) - call 425.388.3750 for payoff totals. Make Check/Money Order to "Snohomish County Treasurer". Send to Snohomish County Treasurer, 3000 Rockefeller Ave, M/S 501, Everett, WA 98201

### Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2014	1	04/30/2014	1,981.23	0.00	1,981.23	1,981.23	<input checked="" type="radio"/>
2014	2	10/31/2014	1,981.24	0.00	1,981.24	3,962.47	<input type="radio"/>

[Add To Payment List](#)

[View Detailed Statement](#) Detailed information about taxes and all other charges displayed above.

3

00410500201200

28051300105500

00444500101200

00410500201301

28051300102900

00444500101300

00410500201302

00444500200300

00444500101400

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City of Snohomish

FOURTH ST

Map Date:  
Feb 25, 2014

00444101200900

00444101200800

00444101300900

00444101201000

00444101200700

0 79ft



**14.215.130 Boundary Line Adjustments.**

A. This section sets forth procedures and criteria for the review and approval of minor adjustments to boundary lines of existing legal lots in order to rectify defects in legal descriptions, to allow the enlargement or merging of lots to improve or qualify as a building site, to achieve increased setbacks from property lines or sensitive areas, to correct situations wherein an established use is located across a lot line, or for other similar purposes.

B. Applications for boundary line adjustments shall be reviewed for consistency with the City of Snohomish land use development code, including shoreline management regulations, and critical area regulations, applicable Snohomish Health District regulations and the City's fire and building code regulations.

C. ~~The City shall not approve any proposed boundary line adjustment that would:~~

1. Result in the creation of an additional lot;
2. Cause any lot to contain insufficient area, dimensions, or building setbacks per this Development Code or increase an existing non-conformity;
3. Result in a lot that does not qualify as a building site pursuant to this title;
4. ~~Be inconsistent with any restrictions or conditions of approval for a recorded plat or short plat, including requirements for open space; or~~

5. Involve lots which do not have a common boundary.

D. An application for a boundary line adjustment shall expire one year after a complete application has been filed with the City. An extension up to an additional year may be granted by the City Planner upon a showing by the applicant of reasonable cause. (Ord. 2082, 2005)

February 26, 2014

**Points for Consideration**

regarding

**Conditional Use Permit (CUP) 17-13, 402 Ave E**

submitted by

Carroll Brown  
432 Ave G  
Snohomish, WA

In considering the above CUP request for the property at 402 Ave E, I ask the hearing official to consider the following items from the Snohomish Municipal Code (SMC) and the Snohomish Comprehensive Plan:

**Comprehensive Plan SF 4.10**

*Maintain a practice that low density apartments may be allowed as conditional use in conjunction with the operation of a nursing home in single-family areas, provided: that they are used for housing or are managed care facilities and that the size of the overall operation will be on a site of three acres or more.*

This CUP request is first, not low density; and second, not on a site of three acres or more. The applicant is requesting a facility for 25 persons, plus the staff required to care for the anticipated residents, in need of assisted living. By common definition this is higher density that provided for in the Comprehensive Plan. The site is just two city lots plus an easement for parking on a third, not three acres or more.

There are three larger scale assisted living facilities in the City at this time. All are on properties of approximately 3 acres or more. To deviate from current standards, allowing a facility of the proposed size and density, is not appropriate. This alone should be reason enough to deny this request.

**SMC 14.65.020**

*Paragraph B-2 . The design and appearance of the structure shall be compatible with surrounding developments that are in conformance with the land use designation.*

The structure proposed is not compatible with surrounding buildings. Surrounding buildings are primarily single family residences with an occasional older home that has been divided into two or three apartments. Homes that were converted were done long before the Comprehensive Plan was adopted. There are no homes or structures that come anywhere near, or even close to, the size and appearance of the proposed facility

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Paragraph B-3. *The development shall be consistent with the Comprehensive Plan.*

The Comprehensive Plan states that low density apartments may be allowed, not must be allowed, in conjunction with the operation of a nursing home in single-family areas. The intent of this section is to provide for the operation of Adult Family homes. Adult Family homes are limited by State licensing requirement to six persons. The proposal is not a low density facility. If the applicant is truly interested in providing care to adults needing assisted living care perhaps he might consider remodeling the existing home on the property, making it an Adult Family Home and on the second lot tear down the unfinished addition, which is a sad physical condition, and build an additional Adult Family home. This would provide for 12 adults needing care.

In summary I suggest the CUP request for the 402 Ave E property be denied as it is incompatible with both the Comprehensive Plan and the SMC. To approve this request is in essence an approval for "spot zoning." Such an action is contrary to the purpose of land planning.

Thank you for consideration.

Carroll Brown

guidance needs to be common sense for timing

I don't understand why this CUP is being considered and I have many questions about why it has gotten to this point without clear and concise information. Input and assistance with residents is to be welcomed at all stages, but how many people are not at work at 1:30 on a weekday? Not many.

First of all proposals by the applicant have been put forth already and been denied - how many times can no be said before the answer is accepted?

The issue is if the building use is compatible to the area in question. It isn't. It IS a single family designated area NOT for commercial use. This is a standard that should not be changed for ONE owner.

Family Res. Area  
not Family Res. Area

-This is a designated single-family residence area NOT a commercial one.

-There is already a Washington state standard per RCW 70.128 for no more than 6 residents. Now the last time I checked 6 does not equal 25, 6 equals 6.

-How is it that there isn't a final design on record? Basic layout and dimensions of the facility is not the same thing as a final design. There seems to be a rush to get this approved. When there is a rush mistakes are made.

-Traffic and parking will be affected with the increase of visitors, deliveries and other needs of the facility. There is already a parking issue in the immediate area and this will not help. I have been a healthcare provider for 20 years and visitors are NOT a rare occurrence. Will there be limitations on visiting hours? Visits from non-residents are often several times a day - now multiply that by 25, and add 12 for the employees. Will they all be carpooling/walking or taking the bus? At an infrequent bus stop route.

space for vehicles

-Who will be monitoring the safety and care given to the residents? When a similar CUP was rejected in 2008 - part of the rejection stated in SMC 14.65.020.B 'The development shall be consistent with the health, safety and general welfare.'

-How exactly will a two-story ramp be safe on the outside of the building when it is raining or icy? Where else in this single family area is there one?

-How will the residents safely be brought down this ramp - all 25 of them if there is an evacuation? If they need assistance then they can't be moving too fast.

-Who will be monitoring the caregivers?

-How often will there be health inspections?

It all goes back to one of my first questions. Why is this CUP being considered? It just doesn't fit. Shouldn't everyone have to follow the rules?

Gretchen Rende  
427 Avenue E

OATH! I swear this is the truth.

Being a weekday - workday - I have to go! I have a meeting.

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**Questions for Hearing**  
**Conditional Use Permit (CUP) for 402 Ave E**

**DRAFT**

**“THIS IS NOT AN ISSUE OF TAKING CARE OF THE ELDERLY. THIS IS AN ISSUE OF DENSITY IN SINGLE FAMILY DESIGNATED AREAS OF OUR CITY.”**

Questions?

1. Who from Snohomish will be responsible for monitor the conditions of use?
2. Since the application does not specify frail and elderly, is there an expectation that seniors can be anyone 55 and older?
3. Will the CUP include verbiage to include “no cars allowed for residents”?
4. Since the “new section” was not completed when the last CUP was approved, will all of the newly (associated with the 2008 CUP) constructed materials have to be removed and built to current building standards?
5. Does an environmental assessment have to be done to establish habitability of such an old and unused structure and concerns for the rain-soaked and moldy newer construction?
6. Current Comprehensive Plan (CP) identifies quietness and stability. How is this possible with a commercial facility?
7. Current CP SF 4.2 identifies 6 units per acre. How can we accommodate this large building on such a small lot?
8. Issue of Mass and Scale. This building is completely out of scale with the single family surrounding homes. How can this be resolved?
9. Mass and Scale. The current building is huge compared to surrounding single family houses. With provisions to accommodate the on-site parking, ramps and covered area such as employee smoking areas, will this not increase the size even more?
10. Additional parking will take up more open space on the lot. Does this need to be taken into consideration?
11. Current CP SF 4.10 Assisted Living, low density MAY be allowed as nursing home or managed care on 3 acres. How do we justify such a large building on such a small lot?
12. Current CP SF 14.65 Adequate Streets. Assuming this includes City maintained alley ways, how does this affect the entire alley way between 4<sup>th</sup> and 5<sup>th</sup> streets? Paving? Widening?
13. Concerns for continued use of the building. Current Senior Care facilities such as Emeritus have a vacancy rate of \_\_\_\_\_. Once established and the business can't survive economically, can the owners change its purpose/designation?

14. Who will be able to monitor the conditions of operations and any conditions of this “unique” business with the current size of city government?
15. Are there any Americans with Disability Act (ADA) provisions that need to be incorporated into this CUP?
16. Parking on surrounding streets: Parking restrictions in the local area currently are only enforced when a citizen calls the police. How will any limitations of vehicles on the surrounding streets be monitored and enforced?
17. Parking on surrounding streets: Currently there is a grandfathered 5-plex diagonally across the intersection. There are up to 13 vehicles parking on the street and behind the house. Should additional parking use in the surrounding area be considered when deciding this CUP?
18. Has the city sought the expertise of the fire department on how they will be able to access the alley side of the building in the event of a fire?
19. Citing what happened in Quebec in January 2014, will the staff be able to evacuate all of the occupants in an expeditious manner in the event of a fire?
20. Will emergency egress plans be required for this CUP?
21. There appear to be more power outages in this section of the city. (This must be verified) Will there be emergency generators required for this type of facility?
22. If the applicant is planning on frail and elderly to occupy the building why should proximity to bus lines be used as an argument to approve this CUP? Bus service one block away is very infrequent.
23. With the current use of alley ways by residents and garbage trucks will there be an additional city maintenance plan for the alley? (The potholes in the alley between D and E are an indication of what additional daily commercial vehicle usage can do.)
24. Will a caretaker be allowed to reside on the property?
25. Will visitor’s parking spaces be designated on site?
26. Will deliveries be restricted to certain hours and only during workdays?
27. Will lighting be designed and verified to have no impact on the surrounding neighborhood?
28. Will there be opportunities to re-open the hearing to allow consideration of additional conditions to mitigate specific impacts to the surrounding community since this is a very unusual large business to place in a single family neighborhood?
29. Are there any restrictions on the current owner on how long he must maintain this business before it can be sold?
30. Will the city or the state be responsible for monitoring the operations of this business, i.e. occupants well-being, employee administration, sanitation, building and grounds maintenance, health, fire and safety, aspects.

Carole S. Barns  
420 Avenue E  
Snohomish, WA 98290  
pennycooke922@yahoo.com

**RE:** Testimony on February 26, 2014 opposing issuance of a Conditional Use Permit to establish a senior assisted living facility with 25 beds, consisting of a mixture of single- and double-occupancy rooms at 402 Avenue E, Snohomish, WA 98290.

I would like to address several items in my opposition to Mr. Koh's application.

1. State of the alley between Avenues E and F: According to the city's recommendation report, the alley would have to be brought up to city standards. Those standards, as represented in my Attachment A, would require a hard surface, that is paving or compacted gravel. As representatives of the City Engineering Department advised me, compacted gravel would probably not suffice as there would be enough traffic to render the compacted gravel "uncompacted" fairly soon. Thus the alley – the entire alley from 4<sup>th</sup> Street to 5<sup>th</sup> Street – would require paving. This could adversely impact the homes along the alley as there is a natural spring that runs through the alley and, without proper drainage planned and implemented, could cause flooding and significant soil erosion. Additionally, a paved surface invites greater usage and individuals not living off the alley would be more apt to use the alley as a shortcut. We occasionally have

Ex. 46

difficulty with speeding non-residents using the alley. I shudder to imagine the impact on speed and usage of a paved surface. The alley's width currently ranges from a low of 12 feet up to about 16 at the widest point. While the city tells me that there would be no need for emergency services access via an alley, in point of fact that is a decision would be have to be made by emergency services and I can certainly envision situations where that access would be needed. As it is, in the narrower areas the garbage trucks today must move slowly and cautiously with frequent side-to-side maneuvering to get through. Let me cite an example of a degraded alley condition caused by just ONE commercial truck/day. A resident with an in-home business whose home backs up to the alley between Avenue E and Avenue D has a delivery daily. The holes and damage are significant. I have several pictures showing that erosion. Please see Attachment A-1 through Attachment A-4.

2. In the 2008 application for a CUP by the site's previous owner, the Hearing Examiner said deliveries and commercial access to the site via the alley would have to be within certain daytime hours. It was also stated that delivery vehicles would have to be limited in size to box vans. The CUP request states there will be a common dining room. That dining room would be provided for by a commercial kitchen and food preparation area. Providing 27,375 meals a year for 25 residents would necessitate food delivery by commercial food service distribution companies. As the former owner and chef of a small restaurant on Snohomish's First Street, I am very familiar with commercial food service distribution companies – Sysco and Food Services of America are

two of the most frequently used in this area and indeed were used by me – and they do not use box vans. They use large, commercial vehicles, vehicles that would travel the entire length of the alley each time they delivered food. There certainly would be additional deliveries, as well. Laundry services, for example. Per the city's alley standards – my Attachment A – alleys “must connect at two points to the primary internal vehicle circulation system so that neither a turnaround nor backing is necessary.”

3. Trash containment and pickup. I would like to mention an item of trash disposal that is not particularly pleasant. Adult diapers. While Mr. Koh's application – and indeed the city's quite subjective recommendation – does not provide specificity as regards age and level of assistance other than the word “senior”, it therefore allows the assumption that residents could range from those whose only assistance is meal preparation/serving and housekeeping – in which case that brings in a whole other level of concerns, most specifically parking issues – to those who are just below the need of a skilled nursing center. Let us assume the latter and let us assume that all 25 residents have incontinent issues. On average – and as I have cared for a number of senior, incontinent adults in past years I am well-acquainted with this issue (although I must emphasize it does NOT apply to the extraordinarily sharp-minded and physically well nearly 96-year-old who shares a home with me now) – 6 adult diapers per day is not unusual. That is well over 1,000 diapers/week being placed in a dumpster. They are not small items and they are germ-infested items. Even if a portion of the residents required adult diapers, that is a significant addition to dumpster usage. Would

arrangements be made for more than weekly pickup? If so, that adds to the increased alley traffic.

4. Perimeter landscaping on alleys is my fourth issue. I will merely provide Attachment B which is the city's standard and say, if the CUP is granted, we will monitor and ensure that each and every aspect of these standards are strictly adhered to.
5. The same commitment to monitoring applies to the city standards re site design setbacks, my Attachment C.
6. And, additionally – and this is an issue that has been addressed by previous speakers – complete and strict monitoring will occur in regards to the city standards on Building Design: Neighborhood Compatibility, my Attachment D.
7. I would like to address Mr. Koh's belief – and perhaps the belief of certain members of our city's government – that this facility would be an answer to affordable housing in Snohomish. In the February 18, 2014 Everett Herald, Mr. Koh stated when claiming opposition to his project is not warranted – and I quote –  
“Further, there's a need for affordable senior care in Snohomish.”  
This is my Attachment E. Because Mr. Koh is a developer, not an operator or manager of senior assisted living facilities, and because he plans to turn operation of the facility over to an organization that is, he may not be aware of what is affordable and what is not. The current starting rate for the bottom entry level of senior assisted living in Snohomish – as currently provided by Emeritus, which is located off of Pine Street on a 3+-acre site – is \$2,445/month. Once ANY assisted services are added, a resident can add from \$500 to \$1,000 more per month, a figure that increases significantly the more assisted services that are

provided. Indeed, the average cost of BOTTOM, ENTRY LEVEL for all assisted living facilities in the area – including Marysville, Silver Lake, Mill Creek, Lynnwood – is \$2511. Without any assisted services such as medicine delivery, ambulatory assistance, etc., being added on. It is not unusual when those costs are added for cost to reach \$4,500 to \$6,000/month. I certainly don't consider that "affordable" nor do I believe most people would.

8. Finally, I would also like to address Mr. Koh's plan for 25 single- and double-occupancy rooms. As the design of the facility has not been finalized and has not been presented to the city's design review board, we do not know the configuration of those rooms. Are they studio apartments or one- or two-bedroom apartments as most senior assisted living facilities provide? Or are they simply bedrooms with a bath? Or without a bath? Are the expectations that established couples will reside in the double-occupancy rooms? Or would strangers be put together? If he is looking at single bedrooms versus apartments, that certainly is more in keeping with the set-up of a skilled nursing home. Because of the – quite frankly – sloppy preparation of this plan and the attempt to distinguish it from the application of Mr. Chesterfield in 2008 by removing the words "frail and elderly" from the application and by not providing specificity as regards age and health conditions of the residents, Mr. Koh and his planners have neglected to provide the city and community with adequate information on which to develop an informed and proper decision. For that reason alone, his application should be denied.

Let me conclude with the final sentence of the city's recommendation – under PI 1.7 in Policy Plan Implementation Goals

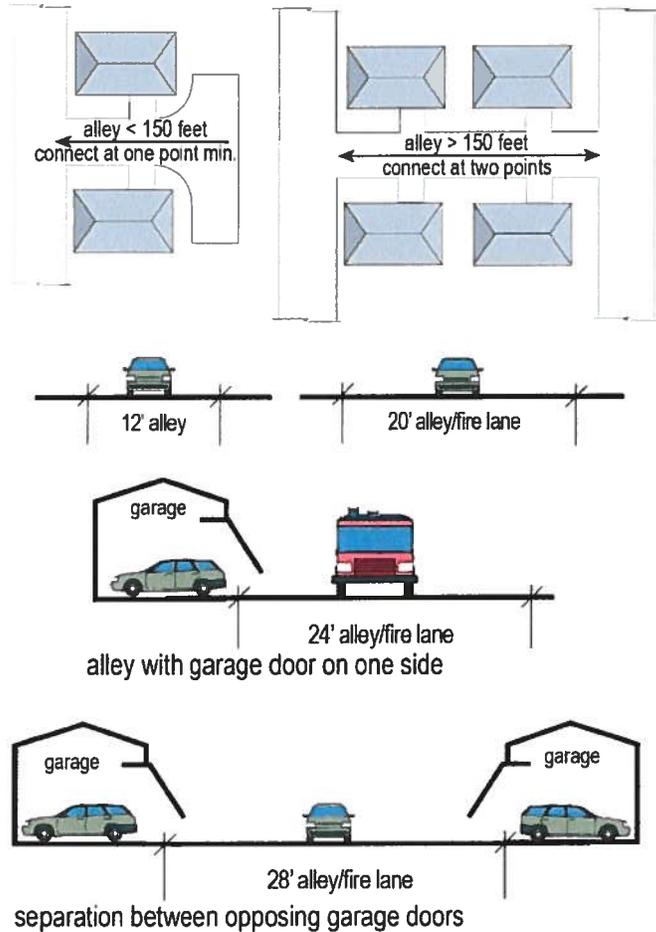
and Policies – which reads – and I quote -- “Citizens will be encouraged to participate in all phases of the planning policy, formulation and revision phases as well as plan implementation.” To that I reply: No encourage will be needed. We will be in lock-step, nail-by-nail, brick-by-brick, board-by-board, shrub-by-shrub.

Thank you for your consideration.

# ATTACHMENT A



Alley with garage door access



Alley with garage door access on one side

## A.6 STREET DESIGN: Alleys

### INTENT:

To provide alternative means of vehicular access.

### REQUIRED:

When included as part of the development, alleys:

1. Must connect at two points to the primary internal vehicle circulation system so that neither a turnaround nor backing is necessary. An alley may connect at only one point to the internal vehicle circulation system if it is 150 feet or less in length.
2. May not be used as a joint-use pedestrian facility.
3. Must be at least 12 feet wide, except the minimum width is 20 feet if the alley is designated a fire lane.
4. Minimum separation between opposing garage doors accessed by an alley shall be 28 feet, or 24 feet between a garage door and the far side of the driving surface.
5. May not include parking.
6. May provide the primary access for residential development if the alley meets the standards for a fire lane and separate pedestrian facilities are provided, (see SCC 30.24.100(2)(a)).

### ENCOURAGED:

7. Use scored concrete, paving blocks or bricks, ornamental pavers, or other similar alternative materials other than asphalt.
8. Include LID feature to address stormwater runoff and promote infiltration.
9. Incorporate appropriate landscaping, such as ground cover or small shrubs set back from the road edge, along alleys to soften edge.

### REFERENCES:

SCC 30.24.100(2)(a), .120

# ATTACHMENT A-1



ATTACHMENT A-2



ATTACHMENT A-3



# ATTACHMENT A-4



# ATTACHMENT B



Accessory apartment in back of lot with ample side yard screening

## B.4 SITE DESIGN: Perimeter Landscaping

### INTENT:

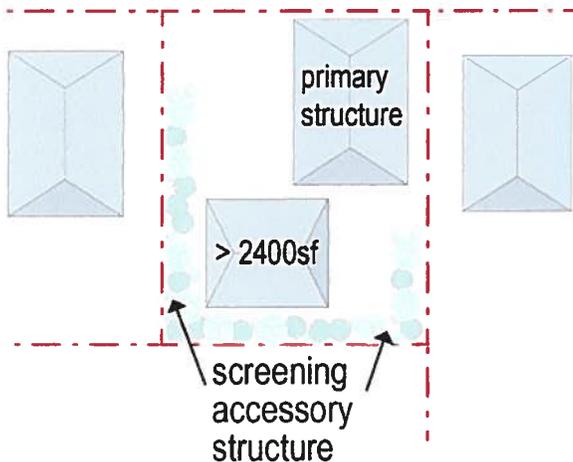
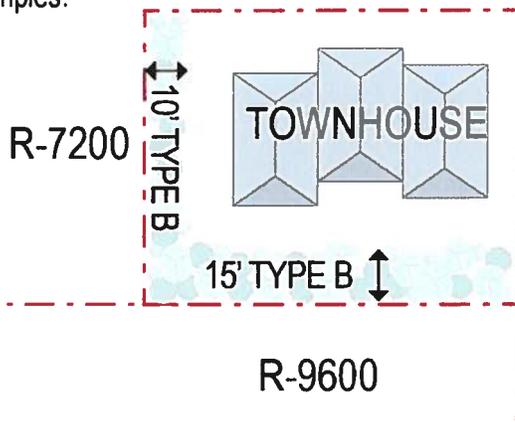
To reduce the impacts of potentially incompatible land uses by incorporating landscape buffers.

### REQUIRED:

1. Perimeter landscaping is generally required when:
  - non-residential uses abut residential zones,
  - higher density residential development abuts lower density residential zones, or
  - cell towers, parking lots or non-residential developments abut single family residential zones.

See Table 30.25.020 (1) SCC for specific circumstances where perimeter landscaping is required.

examples:



2. Type A perimeter landscaping is required for single family development at 15 feet wide, (except when adjacent to: R-9600, R-8400, R-7200, LDMR, MR, FS, NB, CB, PCB, GC, LI, HI, BP, IP, RB, RFS, RI, and CRC).
3. Accessory apartments and temporary dwellings must be screened from adjacent parcels with a 6-foot high sight-obscuring fence, or by Type A landscaping at least 5 feet of width.
4. If a property abuts more than one zoning designation, the standards of that portion which abuts each zone of the property are applied.

### ENCOURAGED:

5. Perimeter landscaping is encouraged whenever higher density projects adjoin lower density zoning or existing developments, even when not required by Table 30.25.020 (1) SCC.

### REFERENCES:

SCC Table 30.25.017 (2), Table .020 (1), .028

## B.4 SITE DESIGN: Perimeter Landscaping

...continued

Category of Landscaping	Type A	Type B
Performance Standard:	Create a dense sight barrier between uses and zones	Create a filtered screen between uses
1. Tree mixture	At least 75% evergreen with a variety of species required and up to 25% deciduous	Approximately 50% evergreen with a variety of species required and 50% deciduous
2. Tree planting <sup>1,3</sup>	Approximately 20 feet on center in triangular or offset pattern	Approximately 30 feet on center in triangular or offset pattern
3. Shrub mixture <sup>2</sup>	At least 75% evergreen with a variety of species required and up to 25% deciduous	Approximately 50% evergreen with a variety of species required and 50% deciduous
4. Shrub planting <sup>2</sup>	Approximately 3 feet on center in triangular or offset pattern	Approximately 5 feet on center in triangular or offset pattern
5. Ground cover	Evergreen planted 12 inches on center in a triangular or offset pattern	Same as Type A
6. Individual planting standards	Pursuant to SCC 30.25.015	Pursuant to SCC 30.25.015

### NOTES:

- <sup>1</sup> The mix of evergreen and deciduous trees and the spacing of the trees may be reduced by 50% within Type A or B landscaping when existing vegetation and significant trees are retained.
- <sup>2</sup> As an alternative to shrubs, or in combination with shrubs, smaller deciduous and evergreen trees may be incorporated into the landscaping plan at the rate of not less than 1 tree per 8 lineal feet with not more than 10 feet on center separation.
- <sup>3</sup> The director may modify the mix of evergreen and deciduous trees, the spacing of the trees and reduce by up to 50% the number of trees required within a Type A or B landscape area inside or outside a stormwater facility perimeter fence for safety and security purposes.



Type A

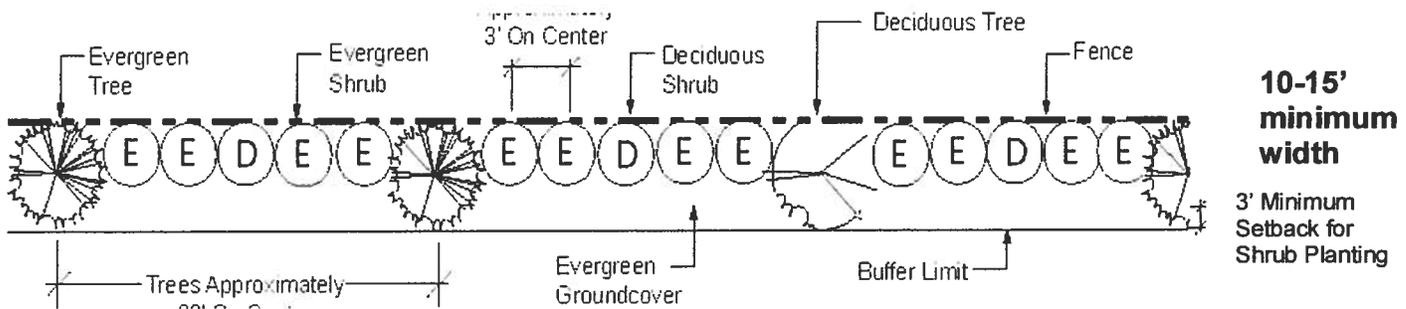


Type B

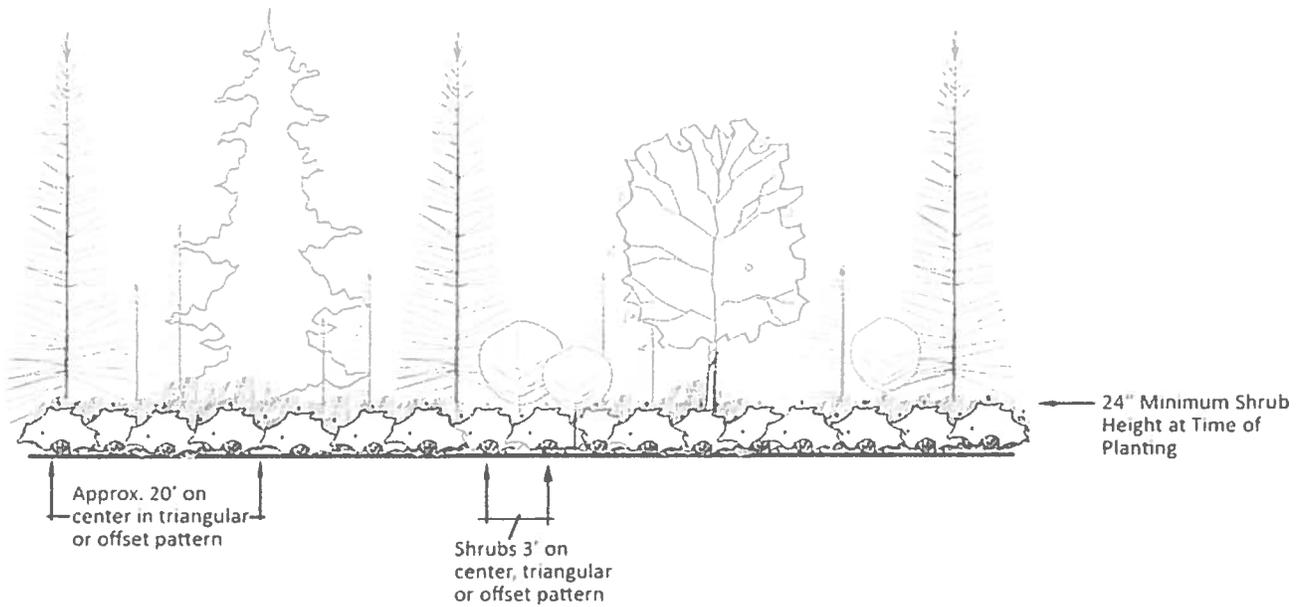
## B.4 SITE DESIGN: Perimeter Landscaping

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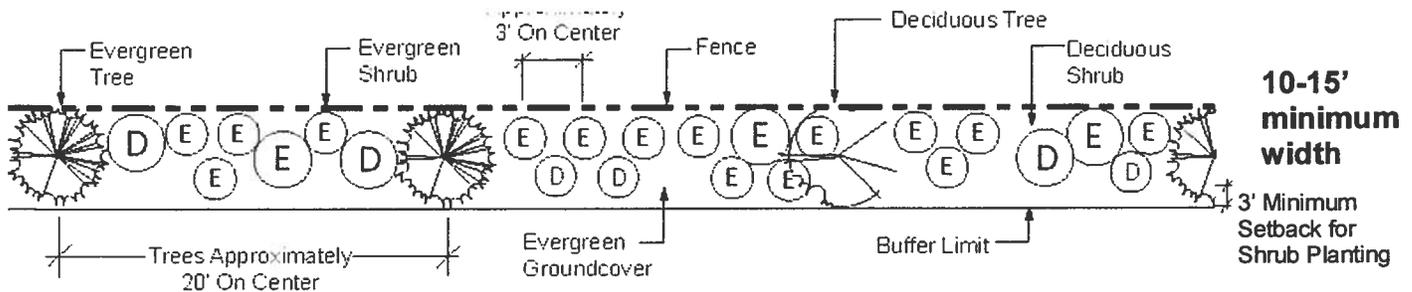
### TYPE A REGULAR SPACING PLAN



### TYPE A REGULAR SPACING SECTION



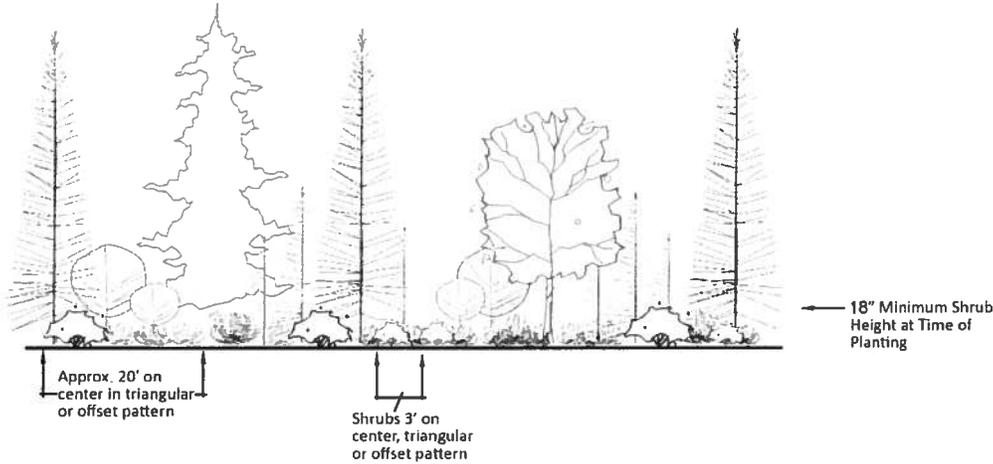
### TYPE A IRREGULAR SPACING PLAN



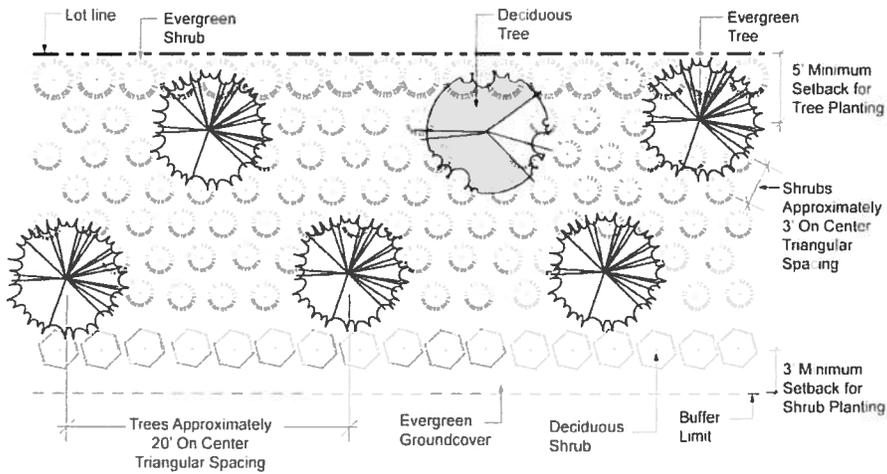
## B.4 SITE DESIGN: Perimeter Landscaping

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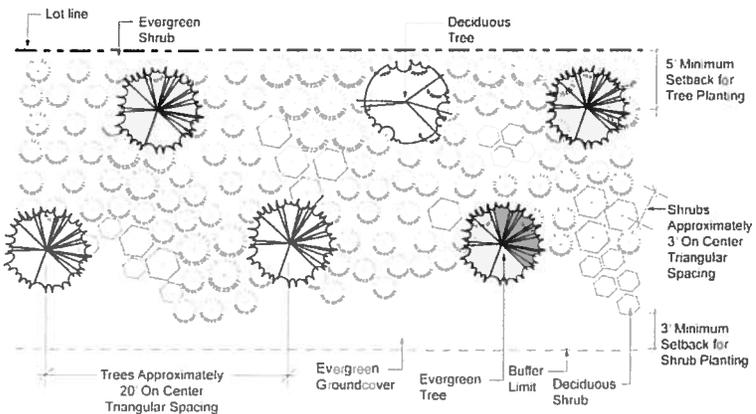
### TYPE A IRREGULAR SPACING SECTION



### TYPE A 20-25FT LANDSCAPING REGULAR SPACING PLAN



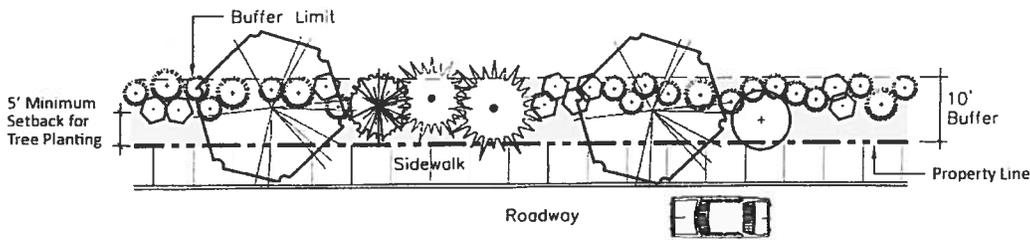
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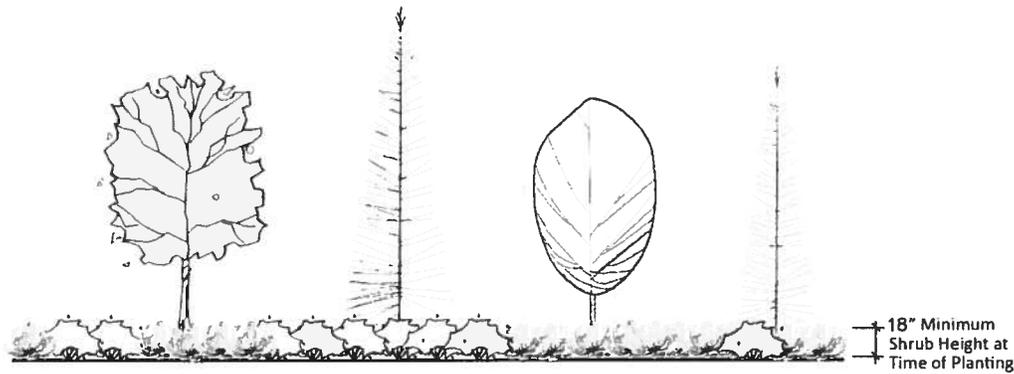
## B.4 SITE DESIGN: Perimeter Landscaping

...continued

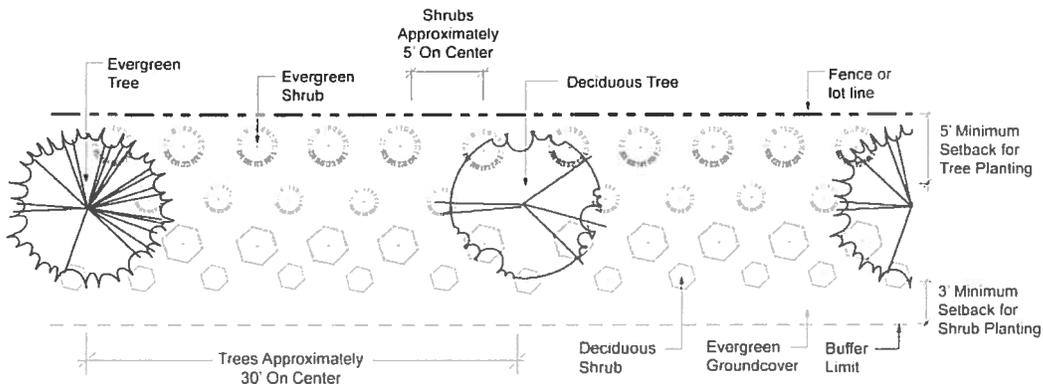
### TYPE B 10FT LANDSCAPING PLAN



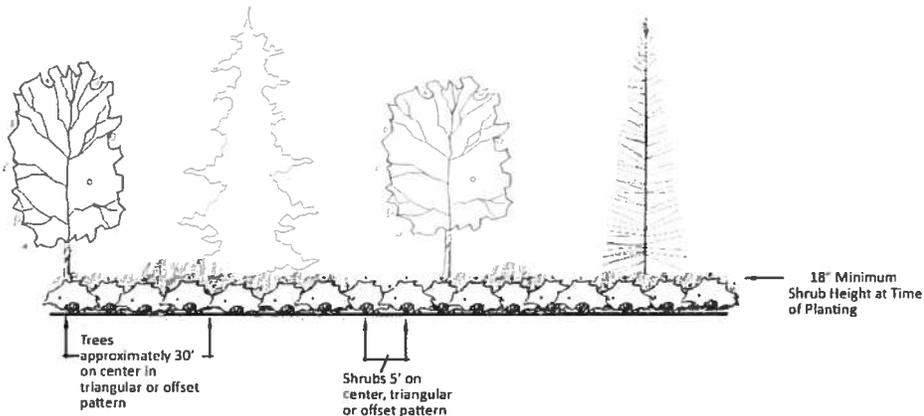
### TYPE B 10FT LANDSCAPING SECTION



### TYPE B REGULAR SPACING PLAN



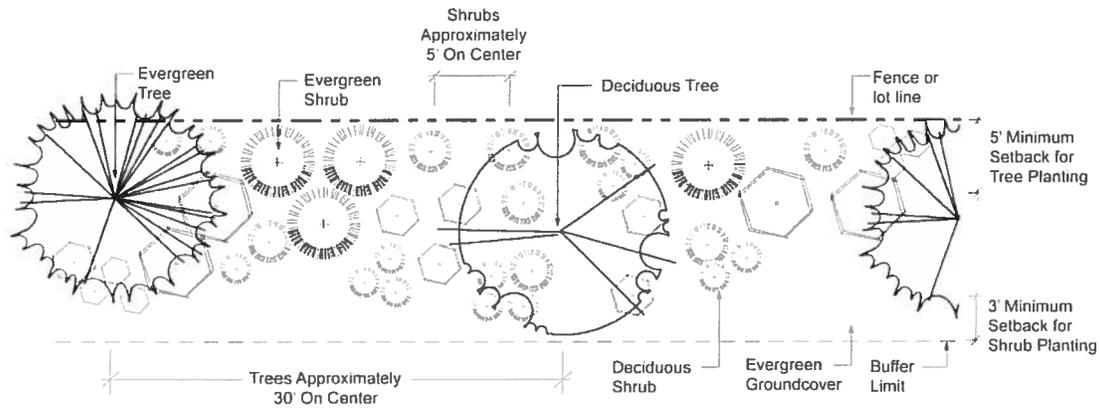
### TYPE B REGULAR SPACING SECTION



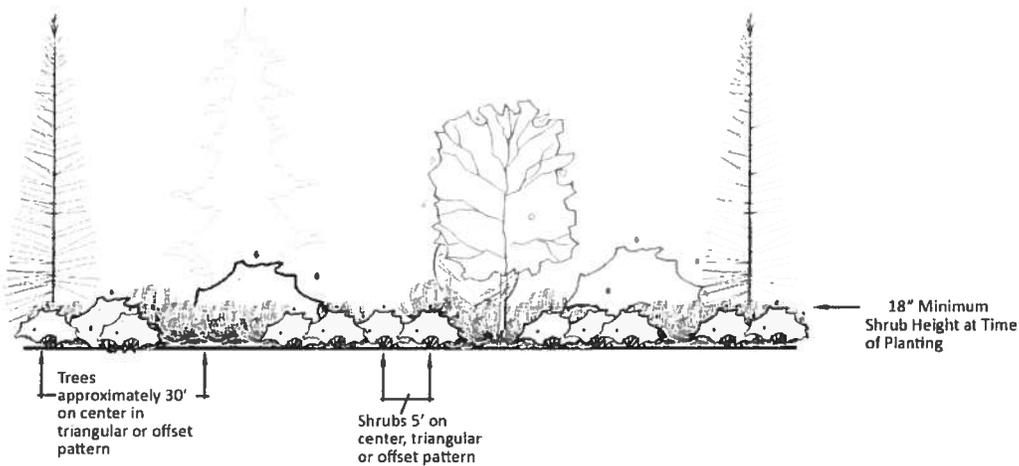
## B.4 SITE DESIGN: Perimeter Landscaping

...continued

### TYPE B IRREGULAR SPACING PLAN



### TYPE B IRREGULAR SPACING SECTION



## B.5 SITE DESIGN: Parking Lot Landscaping

### INTENT:

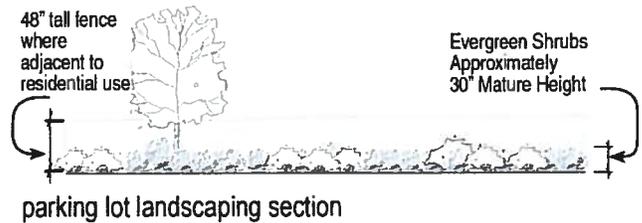
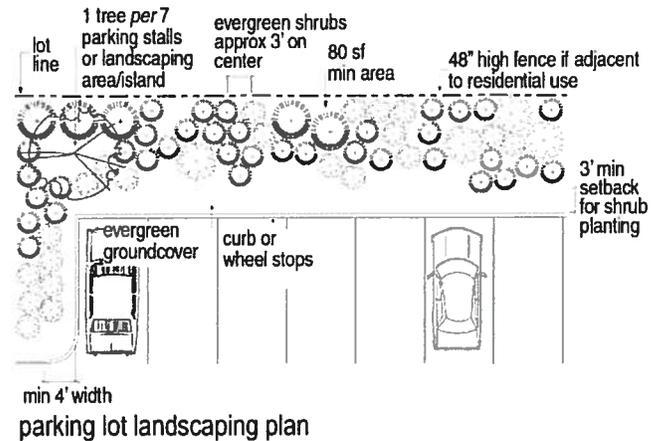
Provide visual relief and shade in parking areas, to decrease reflected heat and glare, and to decrease visual impacts of parking areas.

### REQUIRED:

1. Landscaping is required for all parking areas with more than three parking stalls, except for individual single family or duplex residences. Parking lot landscaping is required in addition to any required perimeter landscaping.
2. Areas equal to at least 10 percent of the parking lot area must be landscaped.
3. One tree for every seven parking stalls or one per landscaping area or island, (whichever is greater), must be installed.
4. Evergreen shrubs and ground cover, not to exceed a mature height of approximately 30 inches, must be planted in each parking lot landscaping area or island. Shrubs shall be planted approximately three feet on center and ground cover shall be planted approximately 12 inches on center.
5. Lawn may be allowed as a substitute for shrubs and ground cover in parking lot landscaping if the areas proposed for lawn can and will be easily maintained.
6. Coniferous evergreen trees must not be planted where they could obstruct lines of sight or create a safety hazard.
7. Required planting for parking lot landscaping features may vary in accordance with LID best management practices approved by the county.



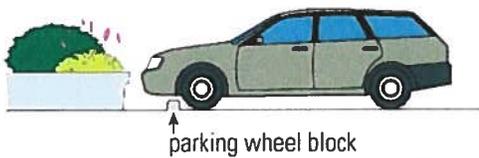
Low berm and shrubs between parking and sidewalk



Landscaping buffer between parking and street



Deciduous trees, low wall and shrubs between parking and street



Landscaping buffer between parking and pedestrian walk



LID technique: permeable parking surface "grasscrete"

## B.5 SITE DESIGN: Parking Lot Landscaping

...continued

8. Landscaping areas or islands must be at least 80 square feet in size and have a minimum horizontal dimension of four feet.
9. Landscaping areas or islands must be protected from vehicle damage by six-inch protective curbing, and if necessary, wheel blocks. Vehicles must not overhang in landscaping areas, (unless the required landscape area is increased in width by at least two feet).
10. A landscape island must be located at the end of each row of passenger vehicle parking, and in mid-row or other locations to meet the requirements, (parking lots containing fewer than 20 parking stalls may satisfy the 10 percent landscaping requirement with plantings in any area).
11. When a parking area abuts residentially-zoned property or a property developed for residential use, a solid fence at least 48 inches high shall be required to block headlight glare.

### ENCOURAGED:

12. Additional landscaping and pedestrian scaled lighting is encouraged in parking lot design.
13. LID principles of paving systems and storm water treatment are encouraged in parking lot design.

**REFERENCES:**  
SCC 30.25.022

# ATTACHMENT C

## B.7 SITE DESIGN: Setbacks

### INTENT:

To allow for maximum flexibility in size, location and configuration of houses while ensuring that residential structures are in scale with the smaller lot areas.

### REQUIRED:

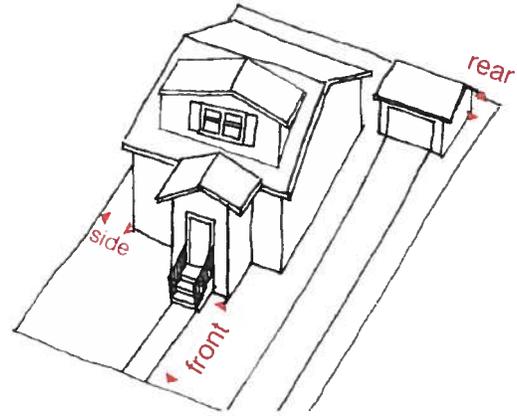
1. For all single family urban residential zones, (see SCC 30.23.040(59), 30.23.050.4b, 30.23.100 for exceptions):
  - Front yard: 15 feet
  - Side and Rear: 10 feet from commercial/ industrial; 5 feet from residential, rural, and resource zones
2. In the townhouse and multi-family zones, setbacks vary with building height and adjacent zoning, see table 30.23.030(2). Step backs as illustrated in the next section (page 30) may also be used to satisfy this requirement.
3. Building separation between single family detached structures or duplexes shall be a minimum of 10 feet, for structures that have a third-story, the building separation shall be increased to 15 feet, as defined in 30.23.040 (15).
4. Building separation between primary structures in the multi-family zones shall be a minimum of 15 feet unless otherwise defined in 30.23.040 (15) in regards to fire protection and upper level step backs.
5. All corner lots shall maintain a vehicular "sight triangle" for safety purposes. Within the area comprising the triangle, no tree, fence, shrub, or other physical obstruction higher than 42 inches above the established street grade shall be permitted. No fences or freestanding walls more than four feet in height shall be permitted in the sight triangle when the sides forming the street corner angle measure 40 feet or less. (See figure).

### ENCOURAGED:

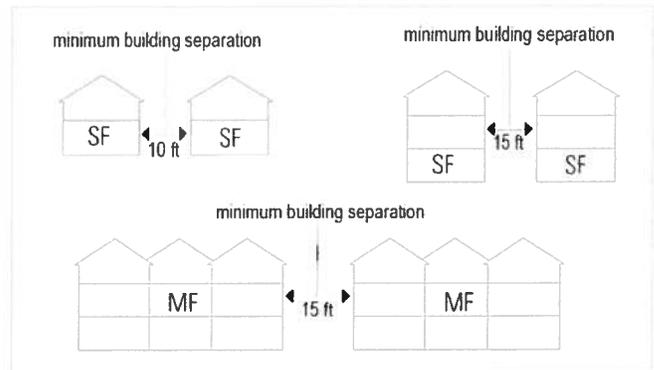
6. To add visual interest, smaller buildings on individual lots may slightly vary front yard setbacks from adjoining lots.
7. Smaller building footprints are encouraged as an LID measure.

### REFERENCES:

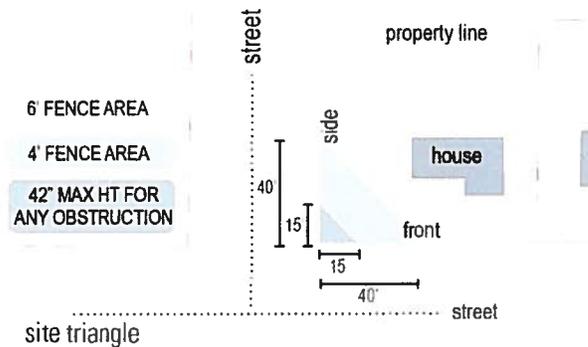
SCC 30.23.030(2), .040, .100



Setbacks



Building separation for single- and multi-family developments



Varied front set backs

# ATTACHMENT D

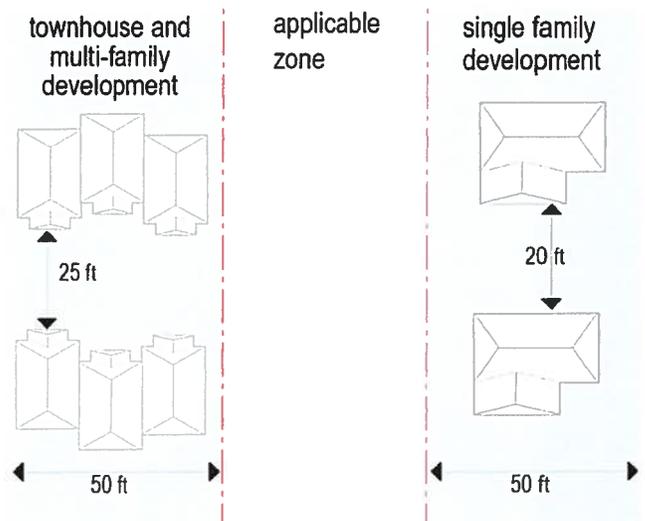
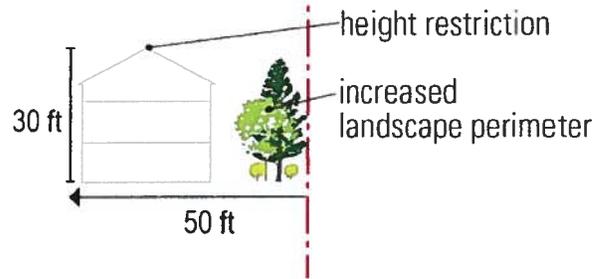
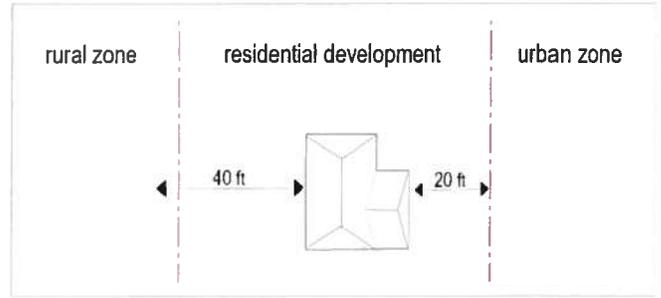
## C.4 BUILDING DESIGN: Neighborhood Compatibility

### INTENT:

To require additional features to be incorporated into higher density residential development when located adjacent to properties zoned for lower density single-family use in order to enhance the compatibility between uses.

### WHEN REQUIRED:

1. Development must incorporate at least two of the following:
  - Increase building setback to 20 feet from those lot lines abutting urban zones, and 40 feet for those lot lines abutting applicable rural zones.
  - Building height no more than 30 feet within 50 feet of abutting property lines of neighboring properties.
  - Increase perimeter landscaping vegetation by at least 50 percent over the amount required in SCC 30.25.017, or if no perimeter landscaping is required, provide a minimum 10-foot wide perimeter Type A landscaped buffer pursuant to the standards in SCC 30.25.017.
  - Limit townhouse and multifamily buildings located within 50 feet of abutting property lines to a maximum of three dwelling units per building with a minimum separation of 25 feet between buildings.
  - Separate detached single-family and duplex dwelling structures by at least 20 feet between buildings located within 50 feet of abutting property lines.
  - Incorporate architectural features described in the "Encouraged" section to break up blank walls greater than 500 square feet facing property within affected zones.
  - A decorative wall or landscaped fence between buildings and adjacent properties that:
    - Uses brick or stone;
    - Is a minimum height of five feet
    - Incorporates architectural detailing such as posts, ornamental iron grillwork, or other elements encouraged in this section; or
    - Incorporates landscaping, openings and other design elements that break up continuity of a solid wall or fence at least every 10 feet.



Landscaping and decorative wall screening residential use

## C.4 BUILDING DESIGN: Neighborhood Compatibility

*...continued*

### ENCOURAGED:

2. Incorporate some or all of the following architectural features:
  - recessed entry
  - dormers
  - higher quality material
  - distinctive roof forms
  - upper level balconies
  - gables
  - window patterns
3. Flat, blank walls should not be visible from the street or common areas.
4. Tree retention along neighboring properties is encouraged.



Landscaping and decorative wall screening residential use



Recessed entry, distinct roof, window pattern



Tree retention providing full screen to neighboring property

### REFERENCES:

SCC table 30.23A.030 (2), .25.017

ATTACHMENT E

**HeraldNet**

Everett, Washington

Published: Tuesday, February 18, 2014, 1:00 a.m.

## Plan to convert Snohomish building meets resistance

By Amy Nile , Herald Writer

SNOHOMISH — The Snohomish group that defeated a plan to bring [apodments](#) to the city is again taking up arms against density.

This time, [Your Snohomish](#) is trying to stop a Seattle developer from making a vacant Avenue E building into a senior assisted-living facility.

Chris Koh, of Coho Real Estate, wants to put 25 beds in the space he previously wanted to convert into boarding house-style living.

Your Snohomish formed to fight his apodments. The City Council responded by [blocking](#) the plan in April 2013. It voted not to allow compact housing in single-family zones, rejecting the idea of allowing several smaller apartments in a larger building with shared common rooms such as kitchens and laundry areas.

Your Snohomish spokesman Mitch Cornelison said the group's members still want to restrict incentives that increase housing density.

"Our group is trying to preserve the small-town character of Snohomish," he said.

Allowing the commercial 12,000-square-foot business, Cornelison said, could have negative impacts on the single-family residential neighborhood. He thinks it could lower property values.

Currently, Snohomish does not define the number of seniors that can live in one residence. Your Snohomish is pushing for that number to be limited to six, as outlined for some similar facilities in the state.

"It's not a single property issue," Cornelison said. "This could happen anywhere in the city."

In response, the Snohomish planning commission is working on draft amendments to the city's code to limit the number of residents in a household. If adopted, these rules would not prevent Koh's project but would apply to all future proposals.

A similar assisted-living application was approved for the building under a previous owner in 2008. The permit has since expired due to a lack of progress.

Until 2007, the property served between 60 and 90 children as a Montessori school. Prior to that, it was used a daycare. The building also once housed a 76-resident nursing home.

Considering the past uses, Koh said the staunch opposition to his project isn't warranted.

"The impacts of those uses were significantly greater," he said. "Further, there's a need for affordable senior care in Snohomish."

Your Snohomish fears increased traffic from the seniors' need for emergency and service vehicles. Koh said impact on traffic and parking would be far less than the building's previous uses.

The seniors could require as many as 12 staff working at one time. Your Snohomish worries that parking would become scarce with 37 people added to the area.

Koh's plan includes 13 parking spaces. He said most residents would not have cars.

The location, Koh said, provides opportunity for the seniors to walk to the historic downtown or volunteer at the nearby high school.

The 1897 Victorian building stands at the corner of Avenue E and 4th Street. It was adjoined with a two-story school building in the 1950s. The property also includes a 1920s single-family house.

Koh's project still requires permits for use, construction and building.

The city's [Hearing Examiner](#) has scheduled a public hearing for Feb. 26.

Snohomish Planning Director Owen Dennison said the city has received a number of emails and letters stating opposition to the project. Koh said he invited opponents to a meeting last week to discuss concerns.

"I am hoping that the developer can find some resolution so he can invest in upgrading that deteriorating structure," Mayor Karen Guzak wrote in an email to The Herald, "and have the neighbors welcome some kind of a satisfactory conclusion that will save the building and contribute to our community."

*Amy Nile: 425-339-3192; [anile@heraldnet.com](mailto:anile@heraldnet.com).*

### **Public hearing**

When: 1:30 p.m., Feb. 26.

Where: Snohomish Fire District, Harvey Auditorium, 1525 Ave. D

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Submitted at Public Hearing /DNS  
By **Diana Raphael Carver**  
330 Avenue A  
Snohomish, WA 98290  
February 26, 2014

Ref: City of Snohomish Project Number 17-13 CUP

The application for a Conditional Use Permit for a 25-bed Senior Assisted Living Facility at 402 and 410 Avenue E should be **denied**.

*Chapter 14.65 of the SMC states the project shall be consistent with the Comprehensive Plan*

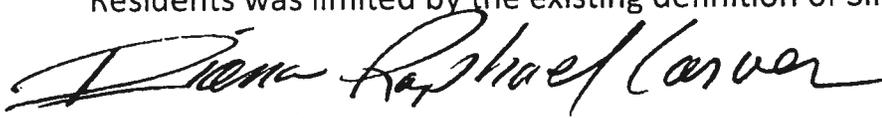
The proposed facility is incompatible with both the spirit and the specifics of The Comprehensive Plan for areas designated for Single-Family Land Use. The proposed project is not compatible with Goal LU 4 and

- Policies: SF 4.1
- SF 4.2
- SF 4.7
- SF 4.10

Furthermore, the Application provides inadequate and or/misleading description of the building and its "footprint". The site plan and elevations do not match. It appears to me that the applicant hastily and sloppily slapped the proposal together in order to get it on the record before certain code ordinances for the city could be passed. Who knows what the structure would look like and how compatible it would be with the neighborhood? How would exterior lighting and Signage affect the character of the surrounding properties?

The Applicant has demonstrated disdain for the immediate neighborhood by continuing to pursue projects that would increase population density in a designated single-family low population density area.

The neighbors would welcome seniors needing assisted living if the number of Residents was limited by the existing definition of Single Family Dwelling.



Diana Raphael Carver

*Ex 47*

## **Exhibits From Owner 17-13-CUP**

Exhibit I: Hearing No. 19-08

Exhibit II: Letter from Ms. Susan Starrfield Supervisor of the Snohomish County's  
Long term Care and Aging

Exhibit III: "Creating an Aging Friendly Snohomish County Series III"

Exhibit IV: Snohomish County Area Plan on Aging 2012-2015

Exhibit V: Letter from Sam Wan, CEO of KIN ON

Exhibit VI: Email to various neighbors

**BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SNOHOMISH**

In the Matter of the Application of	)	No. 19-08
	)	
<b>Snohomish Trust, LLC</b>	)	
	)	
For Approval of a Conditional Use Permit	)	FINDINGS, CONCLUSIONS
<u>and Minor Variance</u>	)	AND DECISION

**SUMMARY OF DECISION**

The request for a conditional use permit to establish an adult family home facility on property located at 402 and 410 Avenue E, in Snohomish, Washington, and the request for a minor variance from the 60-foot lot radius requirement, is **APPROVED**, subject to conditions. Conditions of approval are necessary to mitigate specific impacts of the proposed facility on the surrounding neighborhood.

**SUMMARY OF RECORD**

Request:

Snohomish Trust, LLC requests a conditional use permit to establish an adult family home facility on property located at 402 and 410 Avenue E, in Snohomish, Washington. Snohomish Trust, LLC also requests a minor variance from the 60-foot lot radius requirement to facilitate a Boundary Line Adjustment involving the three tax parcels that make up the subject property.

Hearing:

The Hearing Examiner held an open record hearing on the request on November 14, 2008.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

- Owen Dennison, City Planner
- Mel Codd, Applicant Representative
- Van Tormohlen, Architect for the Applicant
- Henry Eskridge
- Mitch Cornelison
- Mark Hedges
- Eric Frohner
- Bernadette Frohner
- Rich Softye

Exhibits:

The following exhibits were admitted into the record:

1. Land Use Application, filed July 16, 2008

*Findings, Conclusions, and Decision  
City of Snohomish Hearing Examiner  
Snohomish Trust LLC, CUP and Minor Variance Request, No. 19-08*

2. Conditional Use Application and Checklist, received July 16, 2008
3. Conditional Use Submittal Checklist
4. Boundary Line Adjustment for 402/410 Avenue E
5. Commitment for Title Insurance, associated with BLA
6. 402 Ave E Site plan, dated July 16, 2008
7. Map of 60-foot diameter of project area
8. Affidavit of Adjacent Property Owners List, signed July 7, 2008
9. Address labels for adjacent property owners
10. Notice of Conditional Use Application, published August 4, 2008
11. 402 Ave E Vicinity Map, included in public posting of NOA
12. Affidavit of Mailing and Posting Notice of Application, dated August 5, 2008
13. Affidavit of Publication, received August 15, 2008
14. Notice of Public Hearing, published November 1, 2008
15. Affidavit of Mailing, Posting and Publishing Notice, dated October 31, 2008
16. Letter from Richard & Eileen Softye, dated August 15, 2008
17. Letter from Mitch & Lauren Cornelison, dated August 14, 2008
18. Letter from Richard Gordon, dated August 18, 2008
19. Pre-Application comments from Planning Dept. dated May 14, 2008
20. Pre-Application comments from Engineering, dated May 15, 2008
21. Pre-Application comments from Building Dept., dated May 15, 2008
22. Memorandum to City Attorney regarding legal status of 1' strip of land associated with BLA, dated July 4, 2008
23. Email from Craig Knutson at Snohomish Law, dated July 23, 2008
24. Written request for Conditional Use Permit from Mel Codd, dated July 14, 2008
25. Notice of Complete Application letter from Brooke Adams, dated July 21, 2008
26. Email from Mel Codd, dated August 6, 2008
27. Letter requesting Minor Variance from Mel Codd, dated August 6, 2008
28. Copy of Functional Plan submitted to CRS by Mel Codd, dated August 11, 2008
29. Website content "The Senior Source," received September 26, 2008
30. Website content "The Gerontologist," received September 26, 2008
31. Email from Mel Codd, dated September 8, 2008
32. Email correspondence between Mel Codd and Owen Dennison, dated September 11, 2008
33. Email correspondence between Mel Codd and Owen Dennison, dated September 16, 2008
34. Information Memorandum on BLA and Variance from Mel Codd, dated September 22, 2008
35. Email from Mel Codd, dated October 1, 2008
36. Information from Parking Generation 3<sup>rd</sup> Edition, ITE
37. Email confirmation of Notice of Public Hearing publication from the Herald, received October 30, 2008
38. Lot Line Adjustment dated May 10, 1988, Auditor File #8901090330
39. Staff Report
40. Revised Staff Recommendations

*Findings, Conclusions, and Decision*  
*City of Snohomish Hearing Examiner*  
*Snohomish Trust LLC, CUP and Minor Variance Request, No. 19-08*

41. Applicant Presentation Outline, with attachments:
  - a. Construction Review Application, dated August 18, 2008
  - b. Aid calls survey, dated October 21, 2008
  - c. Appreciation information
  - d. Ohio "Visit a Nursing Home Week"
  - e. Conceptual Elevation – East
  - f. Site Plan – After BLA
  - g. Site Plan – Before BLA
  - h. Definition of "real property" WAC 458-12-010

The Hearing Examiner enters the following Findings and Conclusions based upon the testimony and exhibits admitted at the open record hearing:

#### FINDINGS

1. Charlie Chesterfield and Mel Codd, on behalf of Snohomish Trust, LLC (Applicant), request a conditional use permit (CUP) to convert an existing school building into an adult family home, and a minor variance from the 60-foot lot radius requirement to facilitate a Boundary Line Adjustment (BLA) on the property. The Applicant proposes a 25-bed adult family home, with 17 single occupancy rooms and four double occupancy rooms. The proposed facility would also feature a staffed kitchen, common dining area, four multi-use entertainment rooms, a computer room, and a hair salon. The subject property is located at 402 and 410 Avenue E, in Snohomish, Washington.<sup>1</sup> *Exhibit 1; Exhibit 2; Exhibit 41.*
2. The application was received by the City of Snohomish (City) on July 16, 2008. The City determined the CUP application was complete on July 21, 2008. On August 4, 2008, the City provided notice of the application by posting notice at City Hall and on the subject property; mailing notice to all property owners within 300 feet of the property; and publishing notice in *The Herald*. *Exhibit 10; Exhibit 11; Exhibit 12; Exhibit 13.* The City provided notice of the open record hearing associated with the application on October 31, 2008, by mailing notice to adjacent property owners, publishing notice in *The Herald*, and posting notice on the subject property and in City Hall. *Exhibit 14; Exhibit 15; Exhibit 37.*
3. The City determined that the proposed use is categorically exempt from review under the State Environmental Policy Act (SEPA).<sup>2</sup> The proposed assisted care facility is reviewed

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<sup>1</sup> The property is identified by tax parcel numbers 2805-1300-110300, 2805-1300-103000, and 0044-4500-200300. A legal description is provided in the Staff Report. *Exhibit 1; Exhibit 24; Exhibit 39, Staff Report, page 2.*

<sup>2</sup> Washington Administrative Code (WAC) 197-11-800 provides categorical exemption from SEPA review for certain actions, including minor new construction and repair, remodeling, and maintenance activities. *WAC 197-11-800(1) – (3).*

as a SEPA exempt conditional use under Chapter 14.45 Snohomish Municipal Code (SMC). WAC 197-11-800; Exhibit 39, Staff Report, pages 2 and 4.

4. The property is zoned Single Family Residential (SF), and designated Single Family Residential under the City's Comprehensive Plan. All surrounding properties are likewise zoned and designated Single Family, and developed with single family residences. *Exhibit 1; Exhibit 24; Exhibit 39, Staff Report, pages 2 – 3; Exhibit 41.*
5. The City Comprehensive Plan contains goals and policies relevant to the proposed use.<sup>3</sup> Housing Element goals and policies promote safe and sanitary housing, designed in character with existing communities. Economic Development Element goals and policies promote reusing and redeveloping existing properties and structures. Land Use Element goals and policies promote standards consistent with the Comprehensive Plan Vision Statement, ensuring development preserves the single-family character of the neighborhood. The Land Use Element encourages senior housing in close proximity to urban centers and transportation systems. Transportation Element goals and policies promote adequate capacity to serve existing and future land uses at a minimum level of service (LOS) E. Capital Facilities Element goals and policies ensure the provision of necessary public facilities to all residents. Policy Plan Implementation goals and policies implement the Comprehensive Plan Vision Statement, ensure proper evaluation of development requests, and promote citizen participation in planning. *City Comprehensive Plan; Exhibit 39, Staff Report, Attachment A; Exhibit 41, page 4.*
6. The purpose of the Single-Family Residential zone and designation is to maintain and develop single-family areas which provide suitable living environments for individuals and families, and which have the following characteristics: quietness, privacy, safety, and land-use stability and compatibility. *SMC 14.205.020.* City code provides that development in the single-family residential zone shall be governed by the following criteria:
  1. Residential density shall not exceed six (6) units per acre.
  2. The predominant use shall be single family detached housing. Accessory dwelling units, congregate care and nursing home facilities will be allowed, subject to the provisions of Title 14 SMC.
  3. Individual lots should have direct access onto local or private streets with close proximity to major thoroughfares and bus transportation. When access to a local or private street is not practical, access by means of a collector or arterial will be

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<sup>3</sup> The City identified the following Comprehensive Plan goals and policies as particularly relevant to the proposed use: Housing Goals HO 1, HO 3, and HO 8, and Policies HO 1.1, HO 1.2, and HO 1.6; Economic Development Goal ED 4 and Policy ED 4.4; Land Use Goals LU 2 and LU 3, and Policies LU 2.1, LU 3.1, and LU 3.2; Single Family Land Use Goal LU 4 and Policies SF 4.1, SF 4.7, SF 4.10, and SF 4.11; Transportation Goals TR 1 and TR 4, and Policies TR 1.1, TR 1.2, TR 1.4, TR 1.5, TR 1.6, and TR 4.1; Capital Facilities Goal CF 1 and Policies CF 1.4 and CF 2.11; and Policy Plan Implementation Policies PI 1.5, PI 1.6, and PI 1.7. *Exhibit 39, Staff Report, Attachment A; Exhibit 41.*

considered. Arterials shall serve as boundaries of single-family areas, and local residential streets shall provide internal circulation.

4. Single-family development should be located on varying terrain which avoids poorly drained areas and complies with environmental regulations as found in this title.
5. Single-family development shall be served by City services, such as water and sewer. Annexed existing single family residences served by septic tanks must connect to City sewer lines within five (5) years after service is extended to the properties.

*SMC 14.205.020.*

7. "Senior-citizen assisted" dwelling units are permitted in the SF zone as a conditional use. *SMC 14.207.070 Residential Land Use Table.* SF zone development standards require a minimum lot size of 7,200 square feet and minimum lot width of 60 feet. SF zone development standards mandate a 20-foot wide front yard setback; five-foot wide side yard setback; and 20-foot wide rear yard setback. *SMC 14.210.330 Dimensional Requirements – Table 2.*
8. The property currently contains an approximately 13,000 square-foot school building, addressed as 402 Avenue E, and an unoccupied residence, addressed as 410 Avenue E. The property is composed of three tax parcels, totaling approximately 0.5 acre. Tax parcel number 2805-1300-103000 is a strip of land one-foot wide by 120 feet long, stretching along the northern property boundary, currently identified as Parcel A. This one-foot wide strip was created by quit-claim deed in 1952. Owen Dennison, City Planner, testified that the City speculates that the one-foot strip was created by an adverse possession claim. Henry Eskridge testified that the property was transferred between the two neighbors to accommodate a row of cedar trees. The other two tax parcels are composed of three platted lots, each measuring 7,201 square feet, and collectively referred to as Parcel B. Platted lot 3, in the northern portion of Parcel B, contains the existing residence. The schoolhouse extends across platted lots 1 and 2. A Boundary Line Adjustment filed in 1988 resulted in the three platted lots being treated as a single lot, Parcel B. *Exhibit 4; Exhibit 5; Exhibit 22; Exhibit 23; Exhibit 27; Exhibit 31; Exhibit 34; Exhibit 38; Exhibit 39, Staff Report, pages 1, 2; Exhibit 41.f; Exhibit 41.g; Testimony of Mr. Dennison; Testimony of Mr. Eskridge.*

#### *Minor Variance Request*

9. Under the terms of the 1988 BLA, the existing residence on Parcel B cannot currently be sold or transferred separately from the schoolhouse building.<sup>4</sup> The Applicant now requests a Boundary Line Adjustment (BLA) in order to move the southern boundary of the one-foot wide Parcel A south to encompass most of platted lot 3, with Parcel B

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<sup>4</sup> The 1988 BLA provides that the three platted lots on Parcel B "shall be considered one lot or parcel for all matters having to do with City of Snohomish construction, land use and utility codes. The owner, its heirs, successors and assignees further covenant that said property will not be transferred, by whatever means, as more than one lot or parcel without compliance with City subdivision code requirements." *Exhibit 38.*

reduced to platted lots 1 and 2. This would result in the existing residence being located in a lot separate from the school building. *Exhibit 27; Exhibit 31; Exhibit 24; Exhibit 38; Exhibit 39, Staff Report, pages 1, 2; Exhibit 41.f; Exhibit 41.g.*

10. The lots as modified by the requested BLA would measure 7,201 square feet and 14,403 square feet, consistent with the City's minimum lot size requirements. However, due to the size of the school building, and its location along the northern edge of the platted lot, the lot width of the proposed Parcel A would not comply with the City's minimum 60-foot lot width requirement.<sup>5</sup> A 60-foot diameter circle could not be scaled on the proposed parcel without encroaching upon the existing school building. The largest circle that could be scaled on the proposed parcel would measure 56.95 feet in diameter. *SMC 14.210.330; Exhibit 24; Exhibit 26; Exhibit 27; Exhibit 31; Exhibit 34; Exhibit 39, Staff Report, page 5; Exhibit 41.f; Exhibit 41.g.*
11. The City determined that the requested BLA cannot be approved unless the Applicant obtains a variance of the 60-foot lot width requirement. The Applicant requested a minor variance to obtain the requested BLA, which in turn would allow sale of the residence. Due to the level of public interest in the project, the City and Applicant determined it would be best to address the minor variance through the Hearing Examiner process in conjunction with the CUP request. *Exhibit 31; Testimony of Mr. Dennison.*
12. The Applicant asserts that the size and location of the existing school building creates a special circumstance relating to the subject property that does not similarly exist with regard to other properties in the vicinity.<sup>6</sup> According to County data, the residence was constructed in 1896, while the school building was built in 1957; both structures were constructed well before the City's current zoning code (updated April 2008) and before the 1988 BLA consolidated the lots into a single tax parcel. The Applicant states that the 1988 BLA requiring that the three platted lots in Parcel B be treated as a single lot does not appear to have been recorded, and was not included in the title report obtained at the time of purchase. The Applicant speculates that the 1988 BLA was required by the City to address encroachment of the school building onto the northern lot. Mr. Codd testified that perhaps the condition on the 1988 BLA was intended to be unique to Merry Haven to prevent the separate sale of the parcels. Mr. Codd testified that the Applicant considered reducing the size of the buildings to obtain the necessary setbacks, but determined that it would not be a practicable option as it would require removing seven feet of the building which would likely result in the need to demolish the entire building. *Exhibit 24; Exhibit 27; Exhibit 34; Exhibit 38; Exhibit 41; Testimony of Mr. Codd.*

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<sup>5</sup> City code provides that "[l]ot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot, provided that an access easement shall not be included within the circle." *SMC 14.210.030.B.*

<sup>6</sup> The Applicant notes that property is typically defined to include "all buildings, structures or permanent improvements built upon or attached to privately-owned land." *WAC 458-12-010(2); Exhibit 41.*

13. City staff concurred with the Applicant that the proposed variance would not be materially detrimental to the public welfare or surrounding properties, and would not conflict with the City Comprehensive Plan. However, the City asserted that the Applicant has not demonstrated special circumstances relating to the subject property, nor that the Applicant would suffer a loss of substantial property rights due to the special circumstances. The City recommended denial of the minor variance. *Exhibit 39, Staff Report, page 5 – 7, 8 – 9; Testimony of Mr. Dennison.*

*Conditional Use Permit*

14. Avenue E runs north/south along the eastern property boundary. Fourth Street runs east/west along the property's southern boundary. An unpaved alleyway runs north/south along the western property boundary. The City states that the surrounding streets, with the exception of the alleyway, are adequate for the proposed use. The Applicant would improve the alley to City alley standards prior to receiving a certificate of occupancy. The property is served by local transit services with routes along Avenue D, one block east of the property. Using the Institute of Transportation Engineers (ITE) Manual, the proposed facility is estimated to create 8.75 new PM peak hour trips. The Applicant would pay a traffic impact fee of \$1,422.00 per new peak hour trip. *SMC 14.55.030; Exhibit 39, Staff Report, pages 7 – 9; Exhibit 41.f; Exhibit 41.g.*
15. Mr. Codd testified for that Applicant, agreeing to conditions of approval requiring that all food and beverage suppliers access the facility using the alley; that all delivery vehicles use the loading zone at the rear of the property, identified as parking space No. 6; that all suppliers use box vans for deliveries, rather than semi-trucks and trailers; and that all deliveries occur between the hours of 9:00 AM and 3:30 PM, Monday through Friday. *Exhibit 41, page 2; Testimony of Mr. Codd.*
16. The Applicant obtained information from the Snohomish County Fire District No. 4 regarding the number of aid calls to other area nursing homes and adult family homes in the past 12 months. According to the Fire District, the 91-bed Merry Haven received 76 aid calls; 6-bed TLC Care Home received three aid calls; and 6-bed Around the World Family Home received 8 aid calls. Based on the number of aid calls at similar local facilities, the Applicant estimated that there would be between 12 and 33 aid calls per year. *Exhibit 41, pages 2 – 3; Exhibit 41.b.*
17. The area in which the property is located is subject to parking regulation. Parking permits are required during school hours; each single-family home in the area receives two parking permits for on-street parking. The two structures on the subject property would allow issuance of four parking permits. The Applicant proposed construction of 12 off-street parking spaces to serve facility staff and visitors. City-code requires that the Applicant provide one parking space for every two employees. *SMC 14.235.170 Table 1.* City Planner Mr. Dennison proposed a condition of approval limiting full time employees to no more than 24, with no more than 12 employees per shift. In the Information Memorandum submitted to the City, the Applicant suggested that if staff parking creates

problems, the Applicant could shift to a staggered shift, so that the employees would not be attempting to access the parking areas at the same time. Mr. Codd testified that the residents would be limited to the "elderly" and "frail elderly," and would be unlikely to have vehicles parked on the property. Mr. Codd agreed to a condition of approval requiring that no resident vehicles be parked on-site. Mr. Codd testified that residents' visitors would amount to an estimated 10 to 15 vehicles visiting the facility during the week. He proposed a condition of approval reserving two parking spaces for visitors only. Van Tormohlen, Applicant's Architect, testified that all parking areas would be screened from the surrounding public streets and property with landscaping. *Exhibit 34; Exhibit 39, Staff Report, page 8; Exhibit 41; Testimony of Mr. Codd; Testimony of Mr. Tormohlen.*

18. Mitch Cornelison, neighboring property owner, testified that parking lots create an unattractive appearance for surrounding property owners. Mr. Cornelison suggested that the three proposed front parking spaces, to be located on-site along Avenue E, be eliminated, which would reduce the total parking spaces to nine. Mr. Codd agreed to reduce the proposed parking to nine spaces, if approved by the City. Mr. Cornelison also expressed concern regarding the proposed easement to allow parking for the facility to be located on the northern portion of the property, in a separate lot. Mr. Dennison proposed a condition of approval requiring that the off-site parking easement be limited to the specific facility proposed by the Applicant, to expire when operation of the facility ceases for one month or more. *Testimony of Mr. Cornelison; Testimony of Mr. Codd; Testimony of Mr. Dennison.*
19. Neighboring property owners expressed concern that the proposed facility be required to maintain compatibility with the neighborhood characteristics. Mr. Tormohlen testified that the design of any external modifications, including the sidewalk and ramp, would be consistent with the neighborhood and would be Victorian in nature. The Applicant provided a conceptual elevation plan at the open record hearing. *Exhibit 41.e; Testimony of Mr. Tormohlen.*
20. Mr. Eskridge asked whether trees along the northern property boundary would be removed. Mr. Codd responded for the Applicant that the trees would not be removed. Mr. Cornelison suggested that the proposed facility be limited to five bedrooms, for a maximum 10-bed facility. He questioned whether there would be a separate caretaker residence located on the property. Rich Softye testified to suggest that the record be re-opened to address impacts not anticipated at the hearing. Mr. Dennison agreed that a condition to allow re-opening of the record may be appropriate, as the code compliance process is not always capable of addressing neighborhood concerns. He noted that the City did not track complaints prior to 1999. Mr. Codd testified that the previous uses were more intensive than the proposed use: a Montessori school for 90 children, from 2001 to 2007; a 60-child daycare from 1990 to 2000; and the 76-bed Merry Haven, from 1985 to 1990. Mr. Codd noted that City code permits a higher occupancy, but that Applicant wanted to maintain a higher number of single-occupancy rooms, so limited the

proposal to 25 beds. *Exhibit 41; Testimony of Mr. Eskridge; Testimony of Mr. Codd; Testimony of Mr. Cornelison; Testimony of Mr. Softye; Testimony of Mr. Dennison.*

21. Eric Frohner testified that the existing schoolhouse structure would not be suitable as a residence, and opined that elderly care is likely the best use of the property, with the least impacts. Bernadette Frohner testified that the proposed facility has the potential to provide good care for the community, and could beautify the street in the neighborhood. *Testimony of Mr. Frohner; Testimony of Ms. Frohner.*
22. In its public hearing presentation outline, the Applicant noted that concerns regarding noise and other impacts were raised by neighboring property owners. Mr. Codd testified that the facility would serve only elderly and frail elderly, with no dementia care patients, halfway house residents, drug rehabilitation residents, or sex offenders. The City proposed a condition of approval limiting the possible residents to 25 elderly and frail elderly. Mr. Codd testified that the required staff break room would be located on the second floor of the school house building, and that no smoking would be permitted on-site, except for a permitted smoking area along the northern side of the building, near parking space No. 7. The Applicant noted that the smoking area would not be visible from adjacent streets. Mr. Dennison testified that the City determined that noise would not be an impact, and thus no conditions of approval were proposed regarding noise. Mr. Dennison testified that lighting on the property would be required to be compatible with the surrounding neighborhood lights, consistent with City code, with no lighting spilling over onto adjacent properties. The Applicant would install landscaping to screen the garbage dumpster from view of surrounding properties. *Exhibit 34; Exhibit 41; Testimony of Mr. Codd; Testimony of Mr. Dennison.*
23. The subject property is served by City water and sewer facilities. The City determined that existing utilities, including stormwater facilities, are adequate for the proposed use. Code requirements for schools and parks are not applicable to the proposed use, as the residents would not use City schools, and would not be likely to use area parks. City code provides that assisted living facilities are exempt from park impact fee requirements. *SMC 14.300.050.B.2; Exhibit 39, Staff Report, page 7.*
24. The City recommended approval of the requested CUP with conditions of approval. Mr. Codd testified that the Applicant agreed to the proposed conditions of approval. *Exhibit 39, Staff Report, page 9; Exhibit 41; Testimony of Mr. Dennison; Testimony of Mr. Codd.*

## CONCLUSIONS

### Jurisdiction

The Hearing Examiner has jurisdiction to hold a public hearing and issue findings, conclusions, and a decision on the request for a conditional use permit. The Hearing Examiner's findings shall also include, if applicable, either the City Planner's finding of conformance with the Snohomish Historic District Design Standards or Snohomish Design Standards and Guidelines as appropriate or an alternative finding. *Snohomish Municipal Code (SMC) 14.15.060.*

*Findings, Conclusions, and Decision  
City of Snohomish Hearing Examiner  
Snohomish Trust LLC, CUP and Minor Variance Request, No. 19-08*

Criteria for Review  
*Conditional Use Permit*

The criteria for review of conditional use permits are set forth in SMC 14.65.020.B. The Hearing Examiner shall not approve a conditional use permit unless the following criteria are satisfied:

1. Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development.
  2. The design and appearance of the structure shall be compatible with surrounding developments that are in conformance with the land use designation.
  3. The development shall be consistent with the Comprehensive Plan.
  4. The development shall mitigate any significant adverse environmental impacts.
  5. Concurrency requirements (SMC 14.55.030) shall be complied with.
  6. The development shall be consistent with the health, safety, and general welfare.
- SMC 14.65.020.B.*

*Minor Variance*

No variance shall be granted unless it is found that:

- A. There are special circumstances relating to the size, shape, topography, location, or surroundings of the subject property that do not similarly exist with regard to other properties in the vicinity and in the same land use designation in which the subject property is located; and
- B. The variance is necessary to preserve and/or enjoy a substantial property right, which others in the vicinity and in the same land use designation have but because of special circumstance is denied to the subject property; and
- C. The variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and designation in which the subject property is situated; and
- D. The granted variance will not be in conflict with the Comprehensive Plan.

*SMC 14.07.040.*

Conclusions Based on Findings  
*Conditional Use Permit*

1. **With conditions of approval, adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities are available to the proposed development.** The subject property is located at the corner of Avenue E and Fourth Street, with an unpaved alley running along the western property boundary. The Applicant would develop the alley to City alley standards. The proposed facility would be served with the nearest transit routes running along Avenue D, one block from the property. Residents of the proposed adult family care facility would not use area schools, and are not likely to use area parks. The City provides water and sewer service to the property. The property is served with adequate stormwater facilities. A condition of

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approval is necessary to ensure that the Applicant improves the unpaved alleyway prior to issuance of a certificate of occupancy. *Findings 1, 14, 23.*

2. **With conditions of approval, the design and appearance of the structure are compatible with surrounding developments that are in conformance with the land use designation.** The proposed 25-bed adult care family home is a residential use within a single-family residential neighborhood. The property is not located within the City's Historic District. The facility would be located within an existing structure on the property. The Applicant would install landscaping to buffer the proposed use, including parking areas and garbage dumpster, from surrounding streets and properties. The Applicant would provide sufficient parking on-site and on the northern adjacent property. Conditions of approval are necessary to ensure that the exterior modifications to the structure substantially conform to the depiction provided in Exhibit 41.e; that windows emphasize verticality, consistent with the neighborhood character; that the trees along the northern property boundary are retained to the extent feasible; and that lighting is consistent with existing lighting in the neighborhood, in compliance with City code requirements, and does not spill over onto neighboring properties. *Findings 1, 4 – 8, 17 – 24.*
  
3. **The proposed use is consistent with the City Comprehensive Plan.** The proposed adult family care facility would create senior housing in close proximity to urban centers and transportation systems, would involve the adaptation and reuse of existing structures and would maintain the character of the surrounding neighborhood, consistent with Comprehensive Plan goals and policies. The City provided adequate notice of the CUP request and associated open record hearing, ensuring citizen participation in the development process, consistent with Policy Plan Implementation goals and policies. *Findings 1, 2, 5.*
  
4. **With conditions, the proposed use will mitigate any significant adverse environmental impacts.** The City provided adequate notice of the CUP application and associated open record hearing. Members of the public sent comments to the City regarding the application, attended a community meeting held by the Applicant, and participated at the open record hearing. The City determined that the proposed facility is categorically exempt from State Environmental Policy Act (SEPA) review requirements. The Applicant responded to concerns regarding parking, noise, and community compatibility raised by members of the public. Conditions of approval are necessary to ensure that the proposed facility is limited to a maximum of 25 residents and 24 full time employees; that the Applicant implement an approved landscape plan; that no resident vehicles be parked on-site; that all deliveries be made using box vans only, be limited to the hours between 9:00 AM and 3:30 PM, and utilize the loading zone identified as parking space No. 7; that any easement for off-site parking be limited to the proposed facility; and that no smoking be allowed on the property except in a designated smoking area. The Hearing Examiner will allow the record to be re-opened upon request by any

party of record within 10 days of the six-month and 12-month anniversary of the facility operation. *Findings 3, 14 – 24.*

5. **The Applicant has complied with SMC 14.55.030 concurrency requirements.** The Applicant would pay traffic impact fees of \$1,422.00 per new peak hour trip. *Finding 14.*
6. **With conditions, the development is consistent with the health, safety, and general welfare.** The proposed 25-bed adult family home facility constitutes a residential-use within a residential neighborhood. The City provided adequate notice of the CUP application and associated open record hearing. Members of the public sent comments to the City regarding the application, attended a community meeting held by the Applicant, and participated at the open record hearing. The City determined that the proposed facility is categorically exempt from State Environmental Policy Act (SEPA) review requirements. The Applicant responded to concerns regarding parking, noise, and community compatibility raised by members of the public. The Applicant would install landscaping to buffer the proposed use, including parking areas and garbage dumpster, from surrounding streets and properties. The Applicant would provide sufficient parking on-site and on the northern adjacent property. Conditions of approval are necessary to ensure that the proposed facility is limited to a maximum of 25 residents and 24 full time employees; that the Applicant implement an approved landscape plan; that no resident vehicles be parked on-site; that all deliveries be made using box vans only, be limited to the hours between 9:00 AM and 3:30 PM Monday through Friday, and utilize the loading zone identified as parking space No. 7; that any easement for off-site parking be limited to the proposed facility; and that no smoking be allowed on the property except in a designated smoking area. The Hearing Examiner will allow the record to be re-opened upon request by any party of record within 10 days of the six-month and 12-month anniversary of the facility operation. *Findings 1 – 7, 14 – 24.*

*Minor Variance*

7. **There are special circumstances relating to the size, shape, topography, location, or surroundings of the subject property that do not similarly exist with regard to other properties in the vicinity and in the same land use designation in which the subject property is located.** The Applicant is currently prevented from selling the single-family residence located on the northern portion of the property. The location of the existing structures pre-dates the creation of the existing parcels. The Applicant requests the minor variance in order to obtain a Boundary Line Adjustment to create a parcel that does not comply with the 60-foot wide lot radius requirement, due to the location of an existing school building. Defining “property” as including permanent structures, the location of the residence and school building constitutes a special circumstance relating to the size and location of the property that does not exist with regard to other properties in the vicinity. *Findings 8 – 13.*
8. **The variance is necessary to preserve and enjoy a substantial property right, which others in the vicinity and in the same land use designation have but because of**

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**special circumstance is denied to the subject property.** Approval of the variance is necessary to obtain the requested BLA, which in turn is necessary to allow the Applicant to sell the northern portion of the property which contains the existing residence. The ability to sell one's property is a substantial property right. Furthermore, at the time of purchase of the property, the Applicant was not aware of the condition limiting the Applicant's ability to sell the residence and the lot on which it is located. *Findings 8 – 13.*

9. **The variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and designation in which the subject property is situated.** The requested variance entails a reduction in the lot width from the required 60-foot radius to a 56.95-foot radius. The City and Applicant concur that the small variance in lot width would not be materially detrimental. The ability to sell the lot, facilitated by approval of the variance, would allow the property to be used as a single-family residence, consistent with the neighborhood character and the property zone and designation. *Findings 8 – 13.*
  
10. **The variance is not in conflict with the Comprehensive Plan.** The City provided adequate notice of the open record hearing on the variance request. Members of the public provided written comments and testimony regarding the proposed variance, consistent with the Policy Plan Implementation goals and policies. Approval of the requested variance would promote the use of the existing residence compatible with the single-family residential character of the neighborhood, consistent with Comprehensive Plan goals and policies. *Findings 5, 8 – 13.*

### DECISION

Based on the preceding Findings and Conclusions, the request for a conditional use permit to establish an adult family home on property located at 402 and 410 Avenue E, in Snohomish, Washington, with a minor variance to facilitate a boundary line adjustment, is **APPROVED**, subject to the following conditions:<sup>7</sup>

1. Occupancy of the assisted living facility shall be limited to 25 elderly and frail elderly clients for assisted living services, including housing, meals, bathing, personal grooming, transportation and miscellaneous care services. Residents shall not include Alzheimer, chemically dependent, or dementia patients or other client categories requiring a higher ratio of staff to residents than proposed in the application. A change in client type or increase in the number of residents shall require approval of a new conditional use permit. Full time employees shall be limited to no more than 24 total, with no more than 12 full time employees per shift.

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<sup>7</sup> This decision includes conditions required to reduce project impacts as well as conditions required to meet City Code standards.

2. Unless approved for separate ownership, the single family home shall function as an accessory use to the assisted living facility or shall be occupied consistent with the limitations on a single-family use, except that the structure shall not be used as an expansion of the Senior Assisted Living use. There shall be no separate caretaker living unit.
3. Prior to issuance of a certificate of occupancy, the applicant shall implement an approved landscape plan that shall include, at a minimum, evergreen screening for the parking areas adjacent to Fourth Street and Avenue E; street trees within the right-of-way along both frontages; and identification of existing trees to be removed and the type and location of proposed replacement trees. The Applicant shall install landscaping to screen all parking areas from view from surrounding streets and the property to the north. To the extent feasible, the Applicant shall not remove trees on the north property line.
4. Prior to issuance of a certificate of occupancy, the alley adjacent to the site shall be improved to City alley standards.
5. Prior to issuance of a certificate of occupancy, an enclosure for trash and recycling collection shall be constructed of a design and in a location approved by the City.
6. Prior to issuance of a certificate of occupancy, all applicable fees, including transportation impact fees, administrative and permit fees shall be paid.
7. Windows that are proposed for replacement, unless replaced without a change in the existing dimensions, and new windows in relocated wall panes shall be vertically oriented or shall contain elements that emphasize vertical orientation, to achieve greater consistency with the historical character of surrounding structures.
8. ~~No resident vehicles shall be parked on-site.~~ Two on-site parking spaces shall be reserved for visitors only.
9. Deliveries shall occur between 9:00 AM and 3:30 PM, Monday through Friday. Delivery vehicles shall be limited to box vans, with no semi-trucks or trailers. Delivery vehicles shall use the loading zone marked as parking space No. 6.
10. A staff break room shall be provided on the second floor of the adult family home facility. No smoking is permitted in the facility or on-site, with the exception of a permitted smoking area near parking space No. 7.
11. The facility design shall be substantially consistent with that depicted in Exhibit 41.e.
12. The Applicant shall obtain an easement for any parking to be located on the parcel to the north of the adult family care facility. The parking easement shall be limited to the

operation of the proposed facility. The easement shall expire upon cessation of the facility operation for one month or more.

13. Lighting shall be compatible with what is present in the surrounding neighborhood, in compliance with City code requirements, and with no spill over of lighting onto adjacent properties.
14. There shall be two opportunities to reopen the record. Within 10 days after six months and within 10 days after one year from the date of operation of the facility, a party of record may request that the Hearing Examiner re-open the hearing to allow consideration of additional conditions to mitigate specific impacts to the surrounding neighborhood not anticipated at the time of the hearing.
15. The Applicant shall eliminate the three proposed parking spaces along Avenue E, for a total of nine parking spaces. If after one year from the date of operation of the facility, the Applicant or the City determines that the nine parking spaces and available on-street parking are insufficient to serve the facility staff and visitors, the CUP may be revised by the Hearing Examiner (following notice to parties of record and an opportunity for hearing) to allow construction of three new parking spaces along Avenue E.

Decided this 2nd day of December 2008.

  
THEODORE PAUL HUNTER  
Hearing Examiner



**Snohomish County  
Human Services**

**John Lovick**  
County Executive

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M/S #305  
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Everett, WA 98201-4046

February 19, 2014

Chris Koh  
Coho Real Estate Group LLC  
4223-12th Ave NE  
Seattle WA 98015

RE: Proposed Senior Housing in the City of Snohomish

Dear Mr. Koh:

Snohomish County Long Term Care & Aging (LTCA) is the designated Area Agency on Aging for Snohomish County. Under the auspices of the County's Department of Human Services, LTCA is responsible for developing a comprehensive and coordinated system of services for persons age 60 and over. As the local Area Agency on Aging, LTCA conducts planning efforts and advocates with and on behalf of older adults in the county.

Our vision for a compassionate, elder-friendly community would ensure that all older persons, especially older adults who are vulnerable or disabled, have affordable housing options, and benefit from a physical environment that encourages connection rather than isolation.

Between 2005 and 2010, the largest percent change in population in Snohomish County was for those age 60 to 64 and those age 65 to 69 (increases of 44.5% and 42.5% respectively.) Those age 85 and older increased by 17.2% for the same time period. Currently, those age 60+ comprise 15.7% of the Snohomish County population; by 2025, it is anticipated that 24.8% of the population (almost quarter of a million people: 223,453) will consist of those in this age group. Based on the 2010 census, 9,200 residents lived within the city of Snohomish, so it is reasonable to assume almost 1500 were over age 60 at that point. These numbers will expand rapidly within the next decade.

An expanding and aging senior population requires an array of housing options be available to meet changing and diverse needs. Families and residential care options, e.g., nursing homes, have traditionally served the needs of frail individuals. Supportive housing for elders has developed in the last couple of decades as an additional care option to meet these needs. The integration of housing and services is the underlying concept of supportive housing.

We encourage a wide variety of choices available to seniors when a single-family home or apartment is no longer a desirable or safe housing option. The supportive housing options available to seniors include boarding homes (also called retirement housing) which are licensed facilities providing supervision and assistance with activities of daily living as well as meals, laundry and housekeeping. Currently in Snohomish County, there are 43 Boarding Homes/Assisted Living facilities (11 of which are either dementia specific or have dementia units).

Given the rapidly increasing population of older adults, additional housing with supportive services is a necessity - especially since the provision of supportive services in housing allows older individuals to age in place and prevents a premature move to a more restrictive setting. We support your efforts to increase housing options which include supportive services.

Sincerely,



Susan Starrfield, Supervisor  
Snohomish County Long Term Care and Aging





## **Acknowledgements**

### **Snohomish Health District, Healthy Communities & Assessment**

Wendy Burchill-Blaisdell, BS, Assessment Specialist

Mark Serafin, MA, MS, Statistician

Carrie McLachlan, MPA, Manager, Healthy Communities & Assessment

Assessment acknowledges:

- The Senior Consortium of Snohomish County for their guidance and consultation.  
Susie Starrfield, Chair, Supervisor Snohomish County Long Term Care and Aging.
- Gary Goldbaum, MD, MPH, Health Officer for his assistance in reviewing this report.

For more information on this report or other data, contact:

425.339.8618 | [healthstats@snohd.org](mailto:healthstats@snohd.org) | [www.snohd.org](http://www.snohd.org)

Snohomish Health District | 3020 Rucker Ave. Suite 206 | Everett, WA 98201



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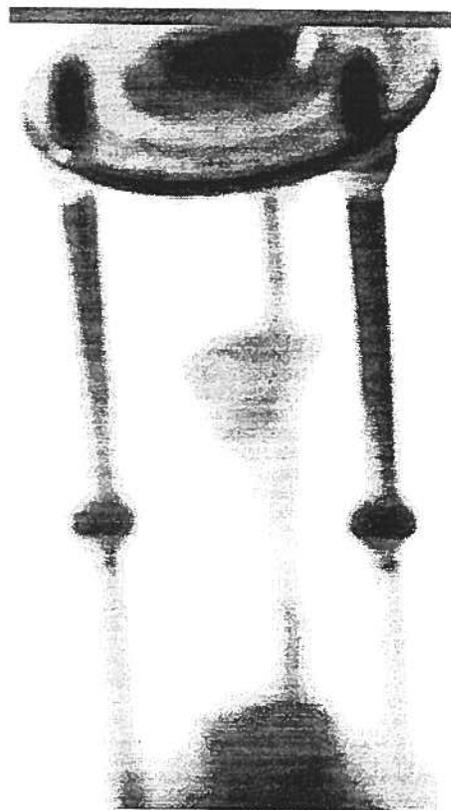
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**“The only reason for  
time is so that  
everything doesn’t  
happen at once.”**

**~ Albert Einstein**



## Executive Summary

### Population Growth

The population of Snohomish County increased by 107,311 between 2000 and 2010, a growth rate of 17.7%. This represented 12.9% of Washington State's growth during this period.

The county's population 50 years and older increased by 52.2% between 2000 and 2010; people 50 years and older will constitute one-third of the county's population by 2015.

Snohomish County's population 65 years and older increased from 9.1% of the total population in 2000 to 10.3% in 2010.



**"Beautiful young people are accidents of nature, but beautiful old people are works of art."**

**~ Eleanor Roosevelt**

### Race

As a whole, the county's racial make-up has changed dramatically. Non-Hispanic Whites decreased from 83.4% in 2000 to 74.3% in 2010. Hispanics were the fastest-growing racial group in the county, increasing 124.7% between 2000 and 2010. Hispanics accounted for one-third of the county's population increase during this period. The Asian population increased by 80.6% between 2000 and 2010 and was responsible for one-quarter (26.1%) of the county's population growth during this period.

While overall population growth in the county is occurring primarily among non-Whites, most of the growth of the older adult population is occurring among Whites. Overall growth in the White population was 4.9% between 2000 and 2010, but the White population 50 and older increased by 43.5% during this period. More than one-third of Whites were 50 years or older in 2010.

**Overall population growth in the county is occurring primarily among non-Whites, but most of the growth of the older adult population is occurring among Whites.**

### Living Arrangements

One in five Snohomish County households included a person 65 years or older. However, people 65 years and older were more likely to live alone or in group quarters than those younger than 65, who were more likely to live with family or with unrelated persons. One-quarter of people 65 and older lived alone in 2010. Females 65 and older made up 22.3% of all single-persons households but represented only 5.8% of the population. Only 21.9% of people between 65 and 84 were renting their homes, but this increased to 43.4% among those 85 and older.



## Finances

Although the estimated median household income in Snohomish County during 2010 was \$63,188, households headed by someone 65 years or older had substantially lower incomes than the county average, with a median income of \$39,356. However, because older adults tend to have more assets, this difference in incomes does not necessarily imply financial hardship. As of December 2010, 67,895 Snohomish County adults age 65 or older received Social Security benefits, totaling approximately \$84 million per month. Among Snohomish County households headed by a person 65 years or older, 90% received Social Security income.

Estimated living expenses for healthy older adults in Snohomish County ranged from \$18,240 for a single person who owns their home to \$39,360 for a couple with a mortgage. Social Security benefits alone are generally insufficient for retirement, but more than one in five older adults in Washington has no other source of income. Among adults 65 years and older, 6.1% had incomes below the Federal Poverty Level and 15.0% had incomes below 150% of the Federal Poverty Threshold, compared to the overall county average of 9.9% and 16.0% respectively.

Aging-friendly communities are those that support the needs and desires of older adults. An aging-friendly community:<sup>1</sup>

- addresses basic needs,
- promotes social and civic engagement,
- optimizes physical and mental health and well being, and
- maximizes independence for the frail and disabled.

<sup>1</sup> AdvantAge Initiative; [www.vnsny.org/advantage/whatis.html](http://www.vnsny.org/advantage/whatis.html)

“The complete life, the perfect pattern, includes old age as well as youth and maturity. The beauty of the morning and the radiance of noon are good, but it would be a very silly person who drew the curtains and turned on the light in order to shut out the tranquility of the evening.”

~ W. Somerset Maugham



## Creating an Aging-Friendly Snohomish County

Increasing life expectancy in the United States and the aging of the baby-boomer generation together are creating a rapid expansion in the proportion of people who are 65 years and older. Between 2010 and 2030, Snohomish County's population age 65 years and older is expected to increase 160% and will constitute 20% of the county's total population. This increase will pose significant social and health challenges. "Few Americans realize their country is in the middle of a demographic revolution. This revolution will affect every person and every institution in our society. Its impact will be at least as powerful as any economic and social movements of the past... age is no longer a barrier to life, but rather an opportunity for new experience" (1).

As baby boomers grow older, the overwhelming majority want to remain in their own homes and communities. In fact, people 65-85 are the least likely of any age group to move. The rapidly growing number of people who are "aging in place" will present new opportunities and challenges to local communities. Communities must become more livable for older adults, or "aging-friendly." In practical terms, an aging-friendly city adapts its structures and services to be accessible to and inclusive of older people with varying needs and capacities (2). An example of this would be a community that takes into account the needs of older adults with limited mobility when planning pedestrian walkways and transportation options. Additional characteristics of aging-friendly communities are listed in the Appendix.

**Aging-friendly communities build their capacity to support the health, well being, and independence of all their elders, including older people at risk for disease and disability and the disabled or frail elderly.**

**- AdvantAge Initiative**

To understand the aging population of Snohomish County, the Health Statistics and Assessment Program at the Snohomish Health District in collaboration with the Senior Consortium of Snohomish County\* is conducting an assessment of the aging population in the county.

This assessment is intended to help define local priorities by describing the health of the population and group disparities, and by identifying gaps in the capacity of social services to meet the needs of the population. Information will be drawn from population-based data bases and health surveys, focus groups with older adults, and key informant interviews with community leaders. When combined, these data sources will identify major concerns of older adults and the community service agencies that support them, and will support efforts to create aging-friendly communities in Snohomish County.

The results will be published in a series of reports entitled "Creating an Aging-Friendly Snohomish County." The series will include:

Report I (published 2011): Voices from the Community - focus group findings from county residents 50 and older. The report identified concerns of the aging population, suggestions for the community, and barriers to creating an aging-friendly community.

Report II (published 2011): Voices from the Community - key informant information collected from leaders in the county representing various agencies providing services to the aging population. The report identified services provided, unmet needs, and barriers to creating an aging-friendly community.

Report III (published 2012): Demographics of the population aged 50 and older. The report will include growth projections of the population of older adults and other demographics.

Report IV (expected 2012): Population-based health and access data. It will include information about the prevalence and incidence of diseases affecting the older population, health-related behaviors, use of preventive services, and information about health insurance and barriers to care.

\* The Senior Consortium of Snohomish County is a collaboration of businesses, government agencies, non-profit organizations, volunteers and citizens dedicated to the education, communication and facilitation of change for an aging-friendly community in Snohomish County now and for the future.

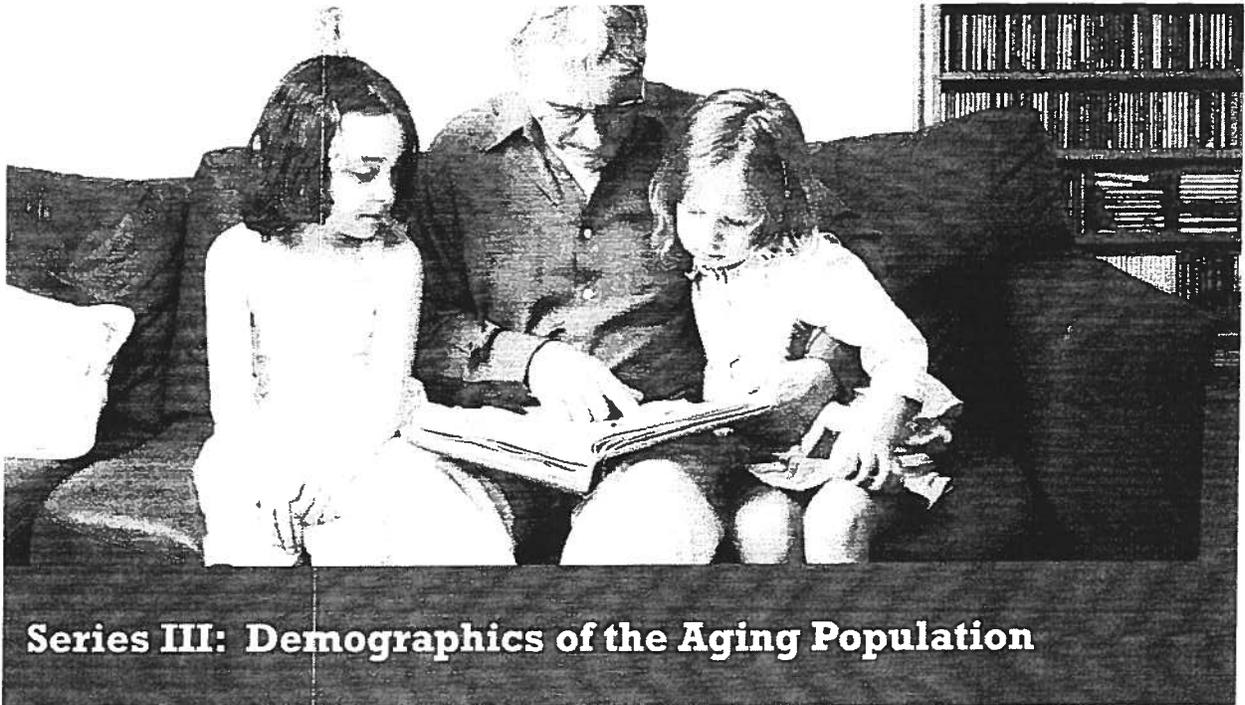
## Methods

Various ages have been used to define the older population. The most common is 65 and older as that is when most individuals qualify for Medicare and other benefits. The Older American Act of 1965 uses 60 years and older, the American Association of Retired Persons (AARP) uses 50, and the Centers for Disease Control and Prevention use various ages, including 50 and older. In addition, many health preventive screenings are recommended beginning at age 50, and prevention activities and planning for the future become more real for individuals at this age. For this assessment, the aging population is defined as persons 50 and older. However, much of the data in this report compares those 65 and older to those younger than 65 because the data are only reported by those age groups.

This report presents 2010 demographic data from the US Census Bureau. The Census produced two data products for 2010: the results of the 2010 Census (which includes all households in the United States) and the American Community Survey (which includes a sample of households). Because it includes all households, results from the Census (population counts and race descriptions) are assumed to be accurate and do not have associated margins of errors (i.e., confidence intervals).

Results from the American Community Survey do have associated margins of error, because it represents a sample of households. The margins of error presented in this report represent 90% confidence intervals, meaning that there is a 90% certainty that the actual population value the survey seeks to measure is included in the range of the confidence interval. These confidence intervals were provided by the Census Bureau.





### **Series III: Demographics of the Aging Population**

Snohomish County is located on the eastern shore of Puget Sound, just north of King County and the Seattle metropolitan area. Covering 2,089 square miles, it is the 13th largest county in total land area in Washington (3). Sixty-eight percent of the county's land area is forest land, 18% is rural, 9% is urban/city, and 5% is agricultural. The county has twenty incorporated cities, the largest of which is Everett. In 2010, Snohomish County had a population of 713,335 (4). Snohomish County was the third most populous county in Washington State and constituted 10.6% of the state's population (5). Its population density was 341.5 people per square mile (4).

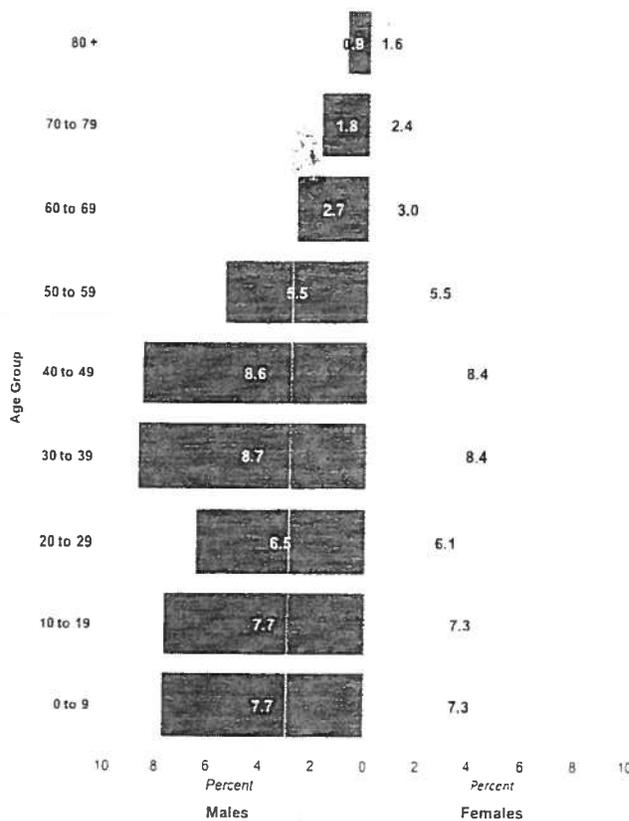
Between 2000 and 2010, the population of Snohomish County increased by 107,311, or 17.7% (5). This was the tenth highest county growth rate in Washington State and higher than the statewide average of 14.1%. However, between 2000 and 2010 Snohomish County gained the second greatest number of new residents in the state, accounting for 12.9% of the state's total growth. Natural increase (the difference between births and deaths) accounted for 8.0% of the county's growth and in-migration the remaining 9.7% (6).

The population of Snohomish County is growing older. The median age for the county in 2010 was 37.1 years, a considerable increase from the median age of 34.7 in 2000 (7, 8). Compared with an overall growth rate of 17.7% for the county, the population age 50 and older increased 52.2% between 2000 and 2010. Most of this growth occurred in the 50 to 64 age range, which increased 64.8% and grew from 14.1% of the population in 2000 to 19.3% in 2010. This increase reflects the aging of the baby boom generation. The population age 65 and older grew by 32.7% during this same period and increased from 9.1% of the population in 2000 to 10.3% in 2010.

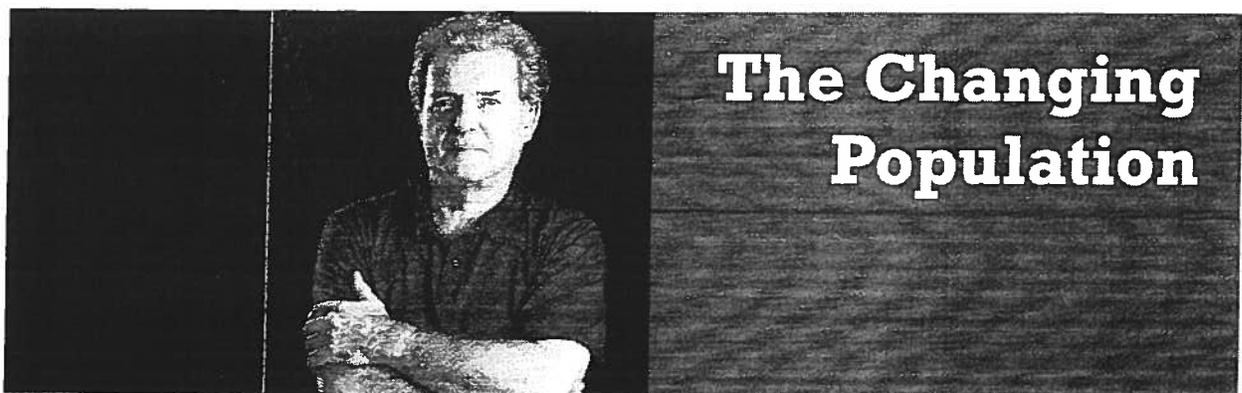
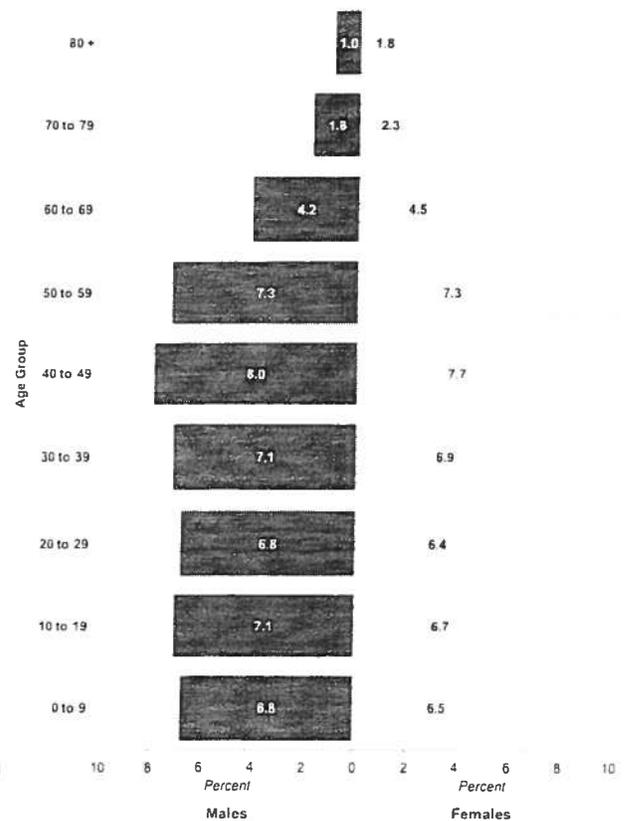
**The population age 50 and older increased 52.2% between 2000 and 2010. Most of this growth occurred in the 50 to 64 age range, which increased 64.8% and grew from 14.1% of the population in 2000 to 19.3% in 2010.**

The population pyramids show the aging of Snohomish County's population (7, 8). The aging of the baby boom generation can be seen as the high percentages in the 30-39 and 40-49 year old age groups in the graph on the left (year 2000) which moved into the 40-49 and 50-59 year old age groups on the right (year 2010). In addition, the proportion of people between 60 and 69 increased from 5.7% in 2000 to 8.7% in 2010. At the same time, the proportion of children younger than 10 years old fell from 15.0% of the population in 2000 to 13.2% in 2010.

**Figure 1. Population Distribution  
Snohomish County, 2000**



**Figure 2. Population Distribution  
Snohomish County, 2010**



“The boomers' biggest impact will be on eliminating the term 'retirement' and inventing a new stage of life... the new career arc.”

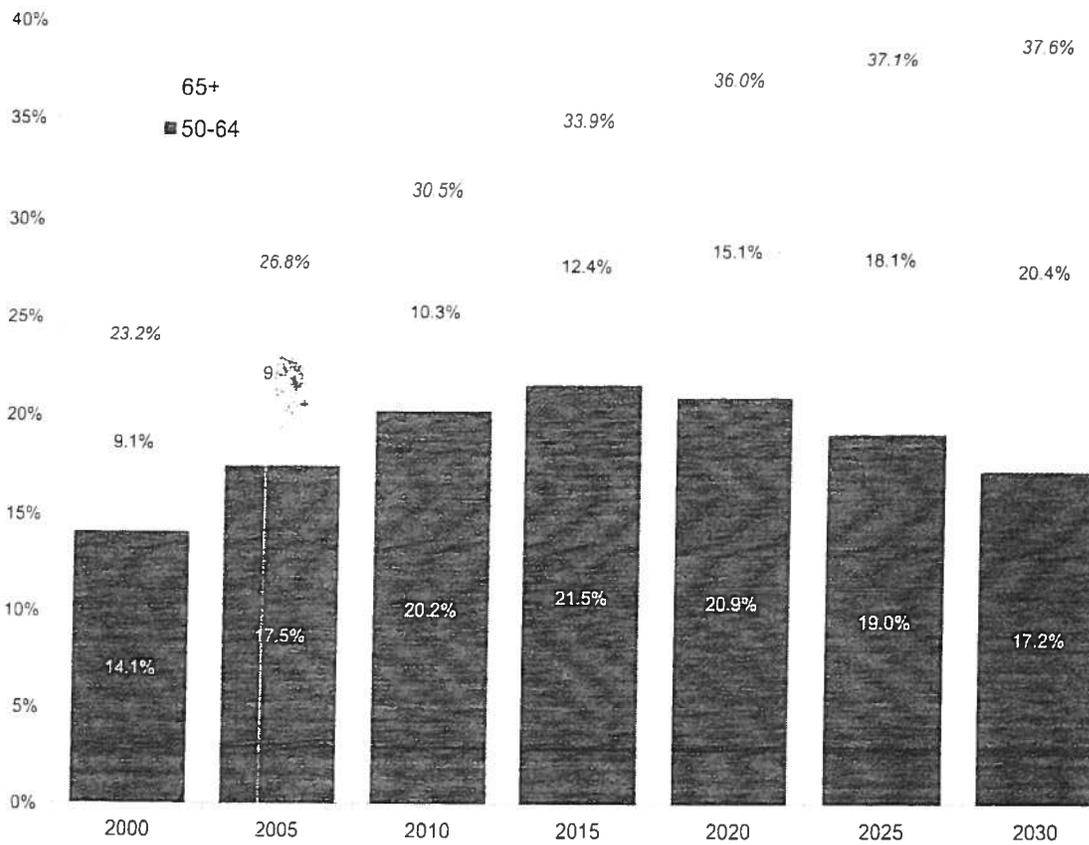
~ Rosabeth Moss Kanter

### Population Projections

The proportion of Snohomish County's population that is 65 and older will continue to increase into the immediate future. By 2030 this age group is predicted to increase approximately 160%, until it is one-fifth of the county's population, or approximately 194,000 people (9).

An additional 17.2% of the population is projected to be between the ages of 50 and 64. Approximately 357,000 people will be age 50 or older in 2030. People 50 and older will constitute one-third of the county's population by 2015.

Figure 3. Projected Proportion of Population Age 50 and Older, Snohomish County, 2000-2030



## Regional Variation

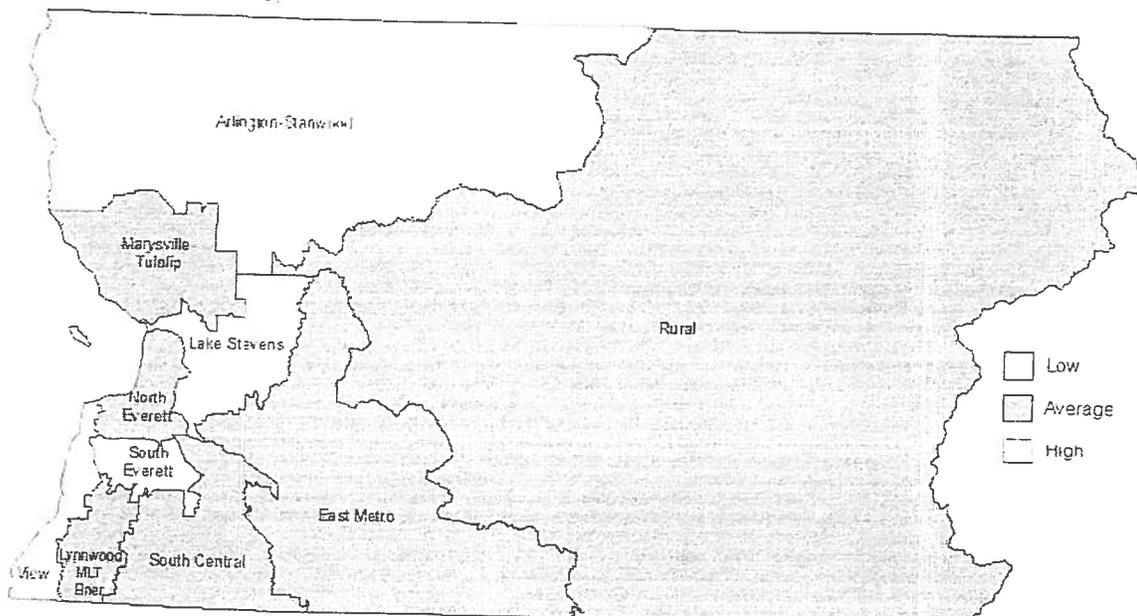
For geographic comparison purposes, Snohomish County is divided into ten Health Planning Areas (HPAs). The HPAs allow health planners to identify parts of the county that experience an increased burden of disease or risk factors for disease and to more effectively target intervention programs. The HPAs are designed to differ socioeconomically (e.g., the percent of the population living below 200% of the Federal Poverty Level) because many health indicators are associated with socioeconomic status.

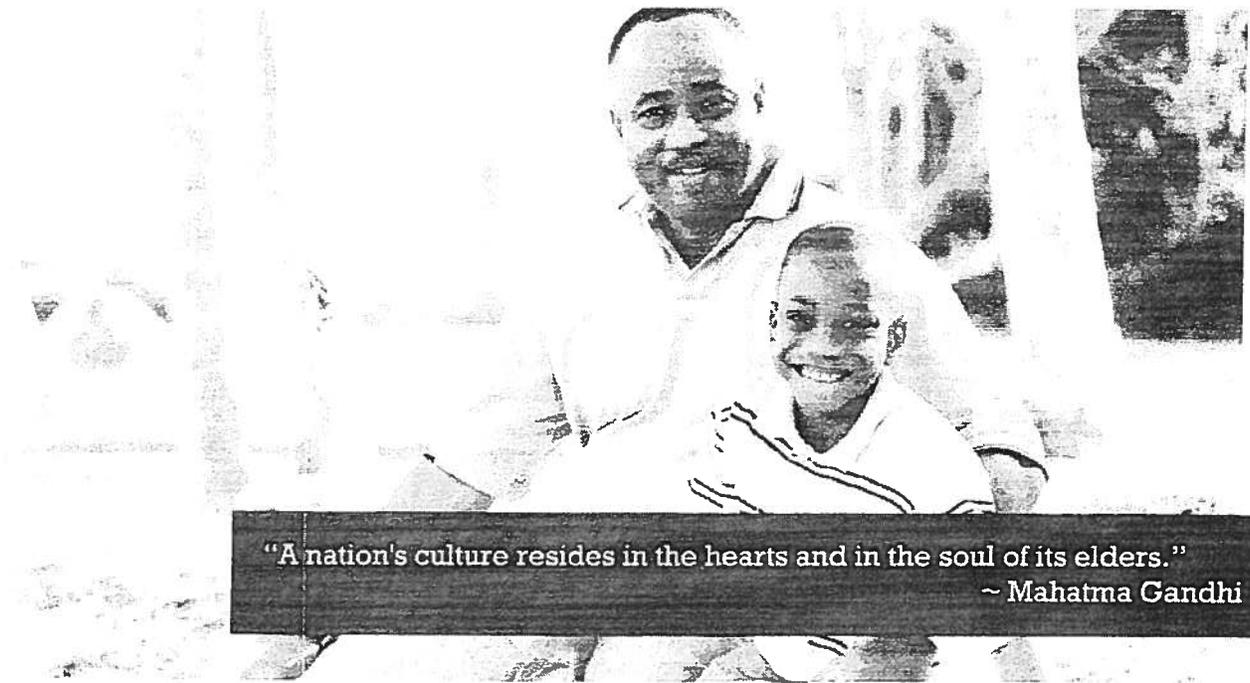
The proportion of people who were 50 and older varied by Health Planning Area. The View Corridor (Woodway, Edmonds and Mukilteo) had the greatest proportion of older adults in its population, with more than 40% of people there being age 50 and above. The View Corridor contained 15.4% of the county's population of older adults, although it accounted for only 10.2% of the county's overall population. The Arlington-Stanwood HPA had the second-highest proportion of older adults at 34.1%. The Lake Stevens and South Everett HPAs had the lowest proportions of older adults, with less than 25% of their populations being age 50 and above. The other HPAs had populations 50 and older that were near the county average of 30.0%.



**"We don't stop playing because we grow old. We grow old because we stop playing."** ~George Bernard

Proportion of Older Adults by Snohomish County Health Planning Areas (HPAs), 2012



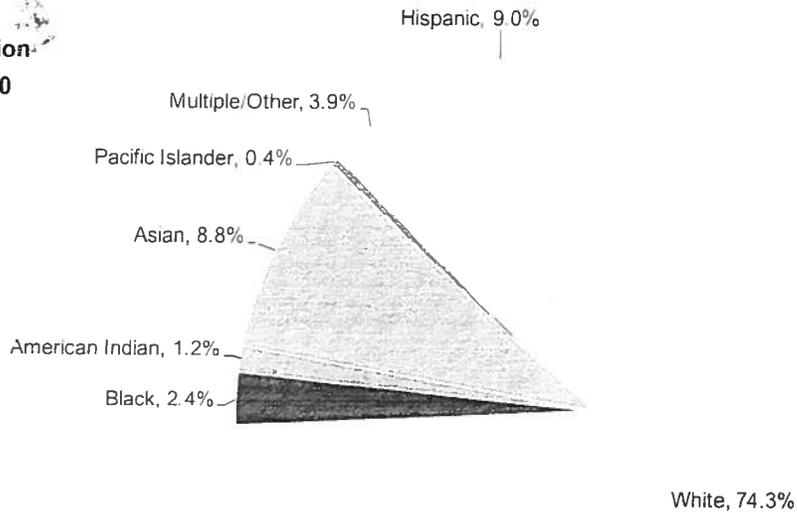


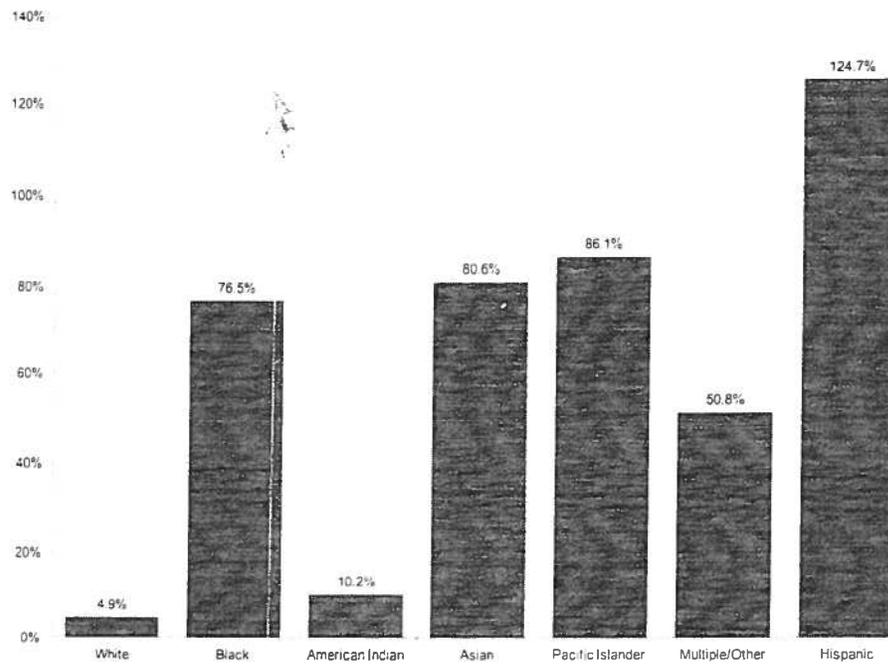
**“A nation's culture resides in the hearts and in the soul of its elders.”**  
~ Mahatma Gandhi

### Race

Snohomish County's population consisted primarily of non-Hispanic whites, who made up nearly three-quarters of the county's population (74.3%) in 2010 (10). This was lower than in 2000, when the proportion of non-Hispanic whites was 83.4% (11). The next two largest racial groups in the county were Hispanics and Asians, followed by multi-racial residents and people who defined their race as “other,” blacks, American Indians, and Pacific Islanders.

**Figure 4. Race Distribution  
Snohomish County, 2010**





**Figure 5. Population Growth Rates by Race Snohomish County, 2000-2010**

Most of the county's growth between 2000 and 2010 was among non-whites (10, 11). All non-white racial groups except American Indians increased as a proportion of the total population between 2000 and 2010. While the white population increased by 4.9% during this period, the non-white population grew by 82.0%. The fastest growth occurred among Hispanics, who accounted for 33.2% of the county's population growth from 2000 through 2010. Pacific Islanders were the second-fastest growing population, but this increase accounted for only 1.3% of the county's growth. Asians, Blacks, and people of multiple races or who classified themselves as belonging to an "other" race represented 26.1%, 7.0%, and 8.7% of the county's population increase, respectively. The county's American Indian population did not grow as fast as others, and declined slightly from 1.3% of the population in 2000 to 1.2% in 2010.

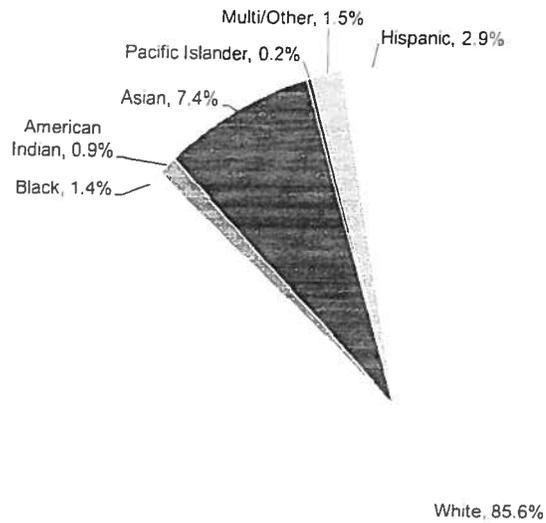




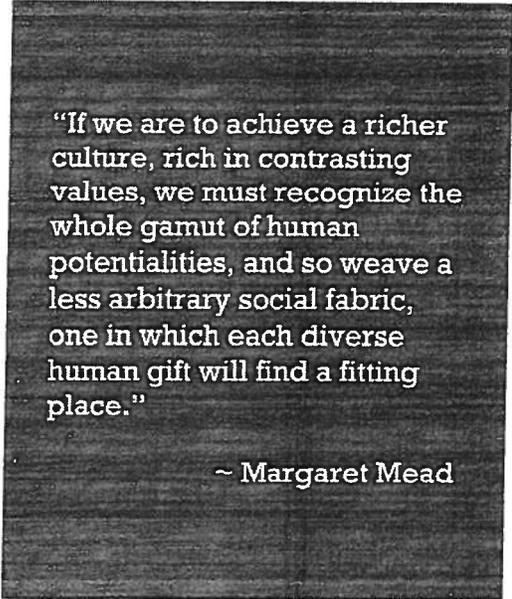
Snohomish County consists of a stable but aging population of non-Hispanic whites and growing, younger non-white populations. While overall growth in the county is occurring primarily among non-whites, whites are driving the growth of the older population. Whites made up 74.3% of the county's total population in 2010, but they were 85.6% of people age 50 and older and 88.1% of those 65 and older (12).

The overall growth rate for non-Hispanic whites was 4.9% between 2000 and 2010, but the population 50 and older increased by 43.5% (12, 13).

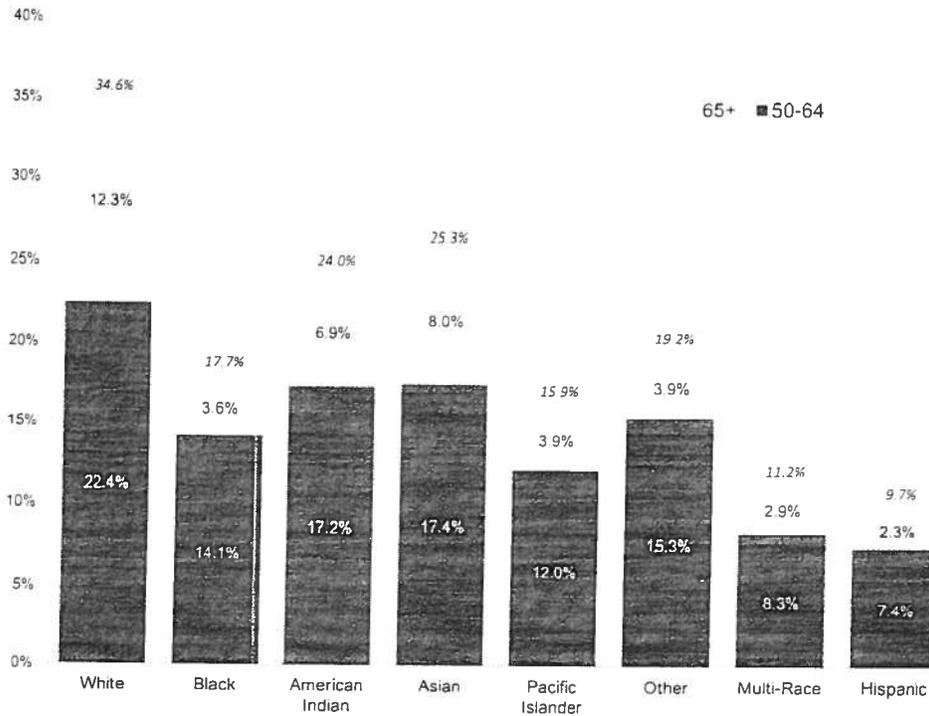
**Figure 6. Population Age 50 and Older by Race Snohomish County, 2010**

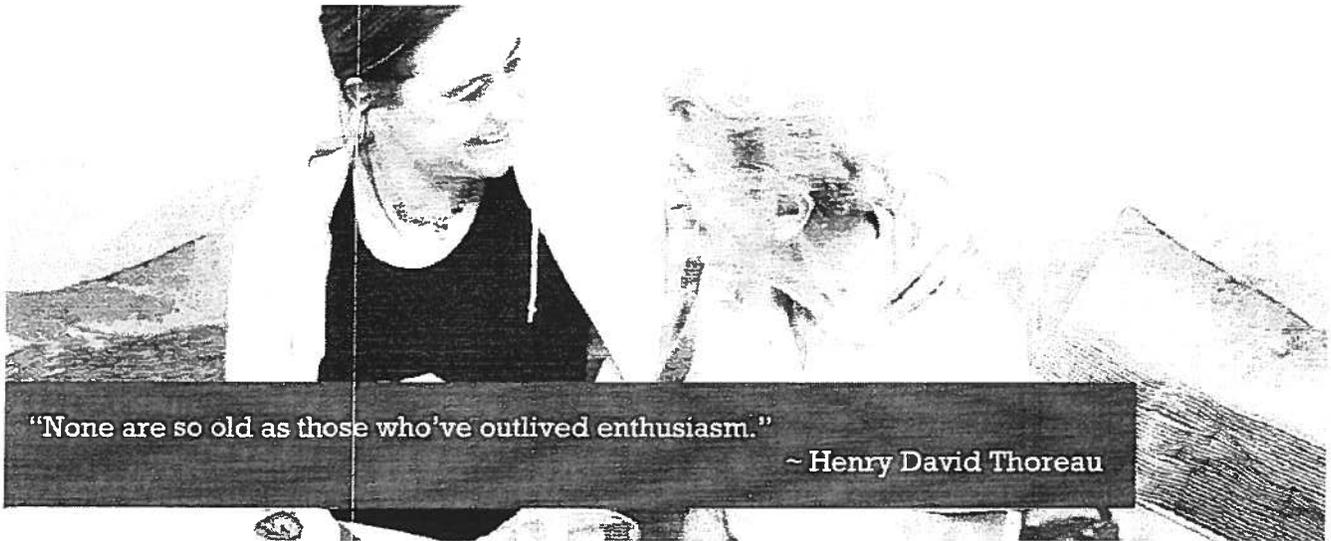


More than one-third of non-Hispanic whites were 50 and older in 2010 (12). They had the highest proportions of people between the ages of 50 and 64 and 65 and older. The median age for non-Hispanic whites was 40.6, which was higher than the county average of 37.1 years. The next highest proportion of people 50 and older were among Asians and American Indians, among whom approximately one-quarter were 50 and older (14, 15). In contrast, less than 10% of Hispanics were 50 or older (16).



**Figure 7. Race by Population Age 50 and Older Snohomish County, 2010**



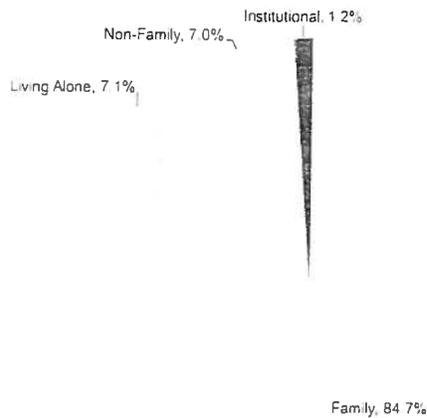


### Living Arrangements

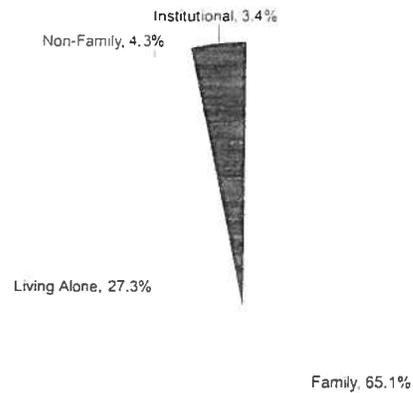
The majority of Snohomish County residents lived with family, both before and after the age of 65 (17). People younger than 65 were more likely than older adults to live with family or with unrelated persons, while those 65 and older were more likely to live alone or in group quarters such as nursing homes or correctional facilities.

Adults 65 and older made up 30.7% of people living alone although they were only 10.3% of the general population (18). The majority of people younger than 65 living alone were males (55.7%), but among people 65 and older 72.6% of those living alone were female (19). Females 65 and older made up 22.3% of all single-person households but were only 5.8% of the total population.

**Figure 8. Population Age <65 by Living Arrangements Snohomish County, 2010**



**Figure 9. Population Age 65+ by Living Arrangements Snohomish County, 2010**

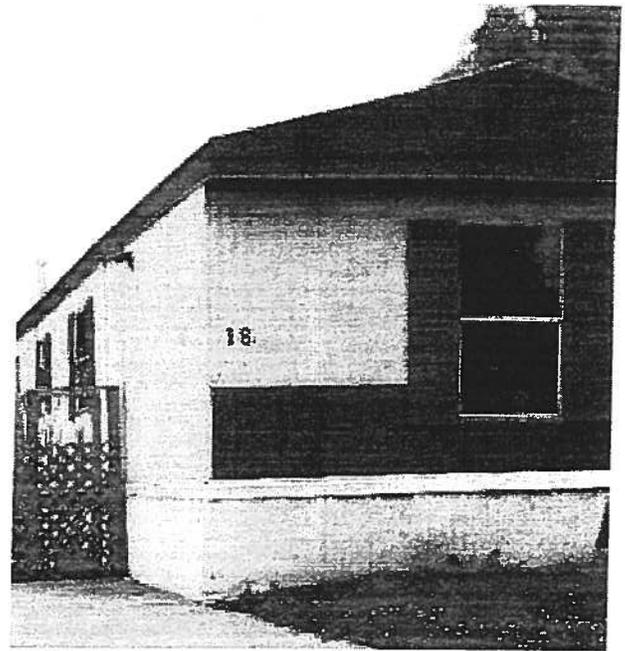


Most of the people younger than 65 living in group quarters were in a correctional facility (48.3%) or in military quarters (19.2%) (20). Among people 65 and older living in group quarters, most were in nursing homes (59.8%) or group homes for adults (18.0%).

## Households

During 2010 the population of Snohomish County lived in 268,325 separate households (21), of which 67.9% consisted of families (i.e., related persons living together). Of the remaining households, the majority were single-person households, which constituted 24.3% of all households. The remaining 7.7% of households consisted of non-related people living together. The average household size was 2.6 people (4).

Older adults headed 17.3% of households, but 20.0% of households contained at least one person age 65 or older (18). A child under the age of 18 was present in 35.2% of households (22). 3.4% of households consisted of three or more generations living together (23). Nearly 5% (4.9%) of people age 65 and older (+/- 17.4%) lived with grandchildren, and about 700 of them (1.0%, +/- 0.6%) were responsible for taking care of a grandchild (24).

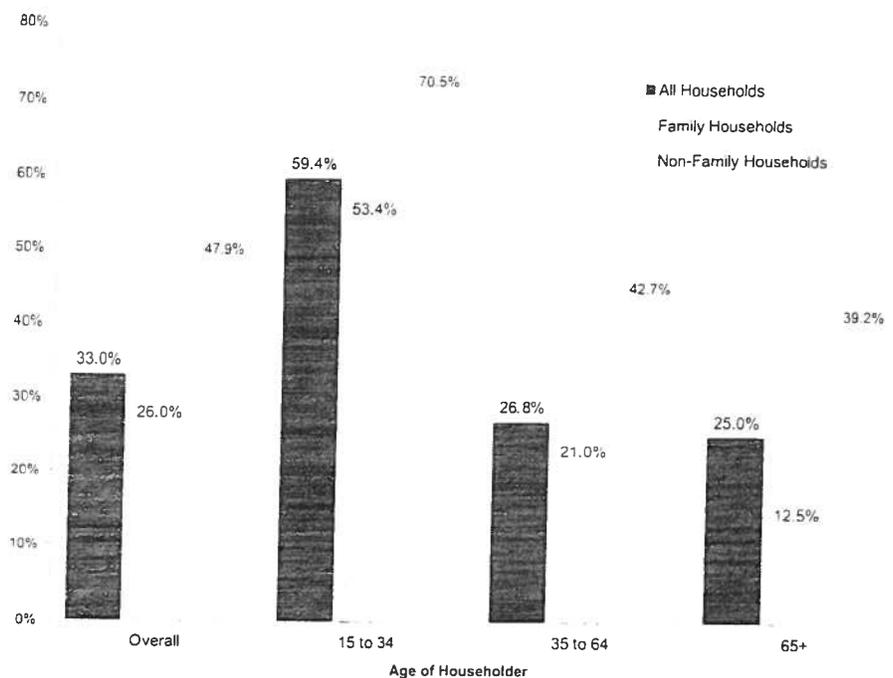


## Tenure

One-third of households were renter occupied (25). The proportion of households that were renter occupied varied by household type and the age of the householder. For all age groups, non-family households were most likely to be renting (26). The highest proportion of renters was among non-family households headed by person younger than 35, and the lowest proportion of renters was among family households headed by someone 65 or older. However, among older adult householders the proportion who were renting increased with age (25) - among households headed by people between 65 and 74, 20.0% were renters, while among householders 85 and older 43.4% were renting.

The overall median gross monthly rent during 2010 was \$1,024 (+/- \$29) (24). For renters age 65 and older the median gross rent was significantly lower, at \$863 (+/- \$89) per month. However, among renters age 65 and older, 59.1% paid more than 30% of their monthly household income in rent, compared to 48.8% (+/- 3.0%) for the county as a whole. This seeming contradiction is due to the lower average incomes of people 65 and older.

**Figure 10. Percent of Renters by Age Group and Household Type  
Snohomish County, 2010**



## Marital Status

Among Snohomish County's population 15 years and older, 52.5% (+/- 1.2%) were married in 2010 (24). People age 65 and older were somewhat more likely than average to be married. They were much more likely to be widowed than average, an inevitable result of the aging process. Only 1.9% (+/- 1.0%) of people 65 and older had never been married, compared with a county average of 29.2% (+/- 0.8%).

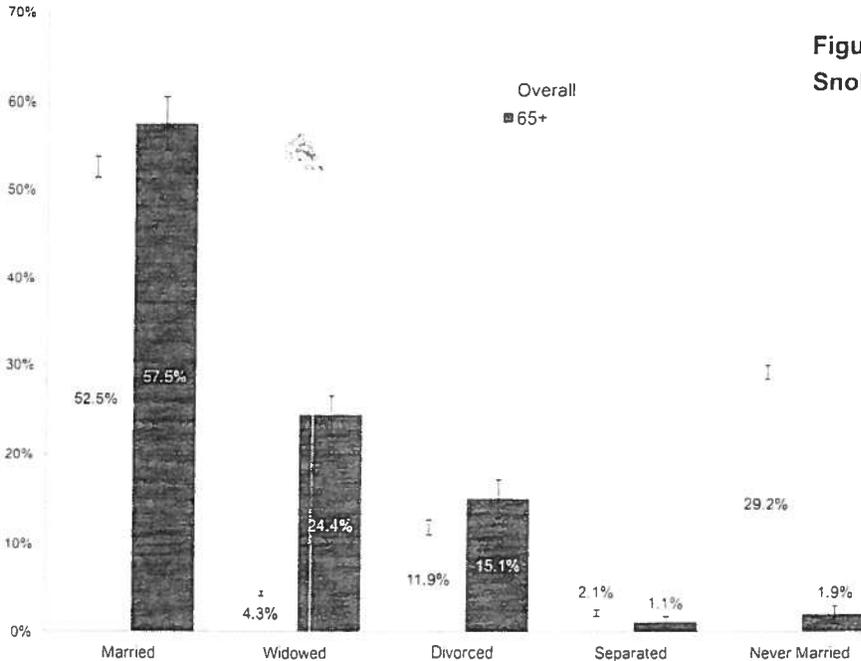


Figure 11. Marital Status\*  
Snohomish County, 2010

\*Population age 15 and older

## Veteran Status

Among Snohomish County residents age 18 and older, 10.8%, (+/- 0.6%) had prior military experience (24). However, among people 65 and older, 25.1% (+/- 2.0%) were veterans.

"If all generations of people freely and abundantly give care to others and to our world, we will have an eternal source of love and hope that fulfills the needs of all ages."  
~ Rosalynn Carter



## Educational Attainment

Of Snohomish County adults 25 and older, 65.9% (+/- 1.6%) had at least some college education (24). Adults 65 and older were less likely than average to have attended college (55.4% +/- 3.6%). Only 9.7% (+/- 0.8%) county residents had not graduated from high school, although this proportion was slightly higher among the population 65 and older (12.6%, +/- 1.8%).



“Education is simply the soul of a society as it passes from one generation to another.”

~ Gilbert K. Chesterton

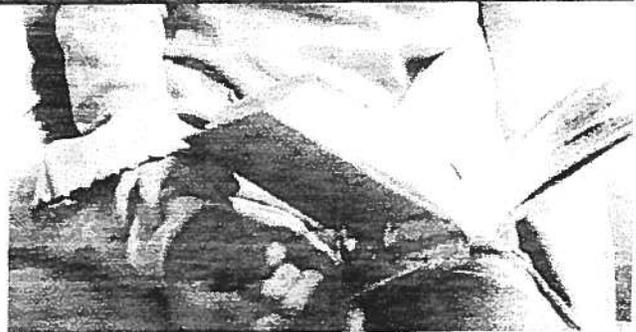
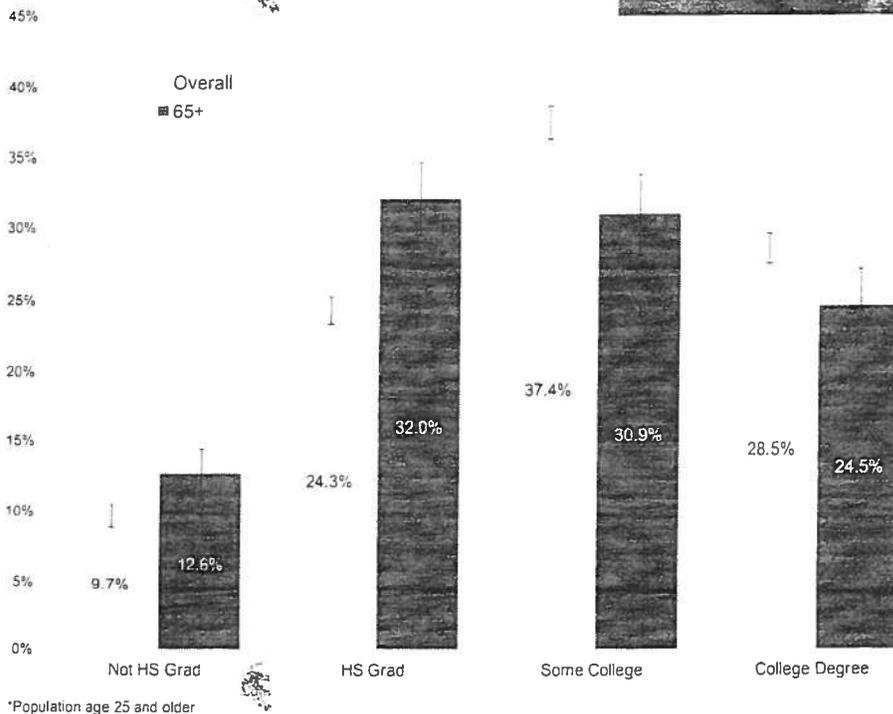


Figure 12. Educational Attainment\*  
Snohomish County, 2010





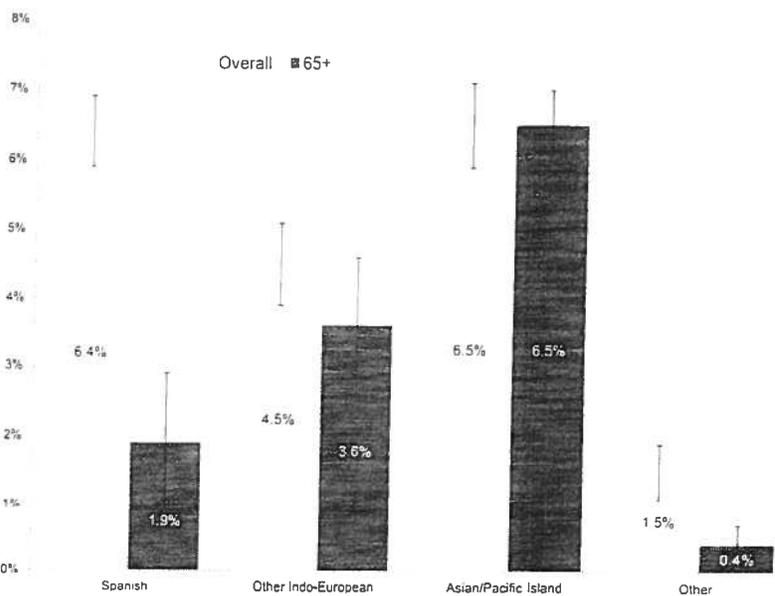
### Foreign-Born

14.5% (+/- 0.8%) of Snohomish county residents in 2010 were born in a foreign country (24). The proportion of adults 65 and older who were foreign-born was similar (15.2%, +/- 2.0%). Among older foreign-born older adults, 73.0% (+/- 6.6%) were naturalized U.S. citizens, compared to 46.9% (+/- 3.5%) of all foreign-born people in the county. This is related to older foreign-born adults having longer average residency in the county. Most older foreign-born adults (71.4%, +/- 7.1%) entered the United States before 1990, whereas only 33.1% (+/- 2.7%) of all foreign-born residents of the county entered the country before that date.

### Language Spoken at Home

Languages other than English were spoken in 18.8% (+/- 1.0%) of Snohomish County households (24). Spanish, Asian, and Pacific Island languages were the most common non-English languages (27). Older adult households were less likely to speak a language other than English (12.2%, +/- 1.5%) (24). In these households, Asian and Pacific Island languages were the most common (28). Spanish was much less likely to be spoken in such households, reflecting the low proportion of older adults among the county's Hispanic population (see above). 8.8% of county residents (+/- 0.7%) spoke English less than "very well" (24). A similar proportion of older adults (8.2%, +/- 1.1%) spoke English less than "very well."

**Figure 13. Languages Other than English Spoken at Home\* Snohomish County, 2010**



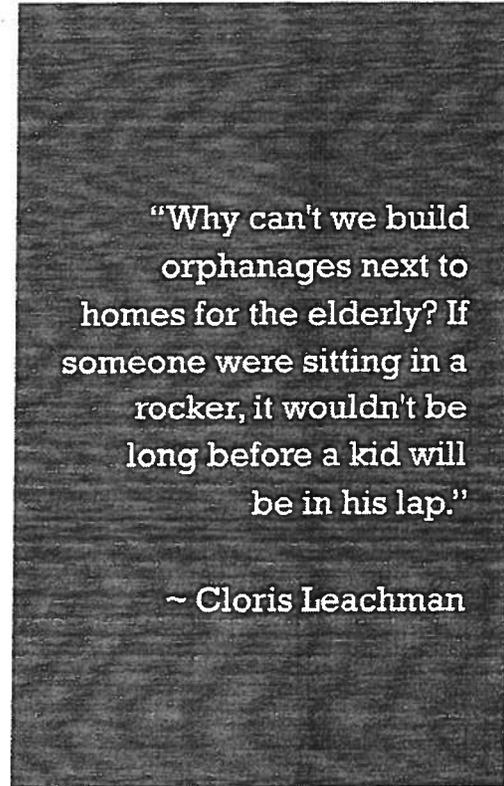
\*Population age 5 and older

## Employment

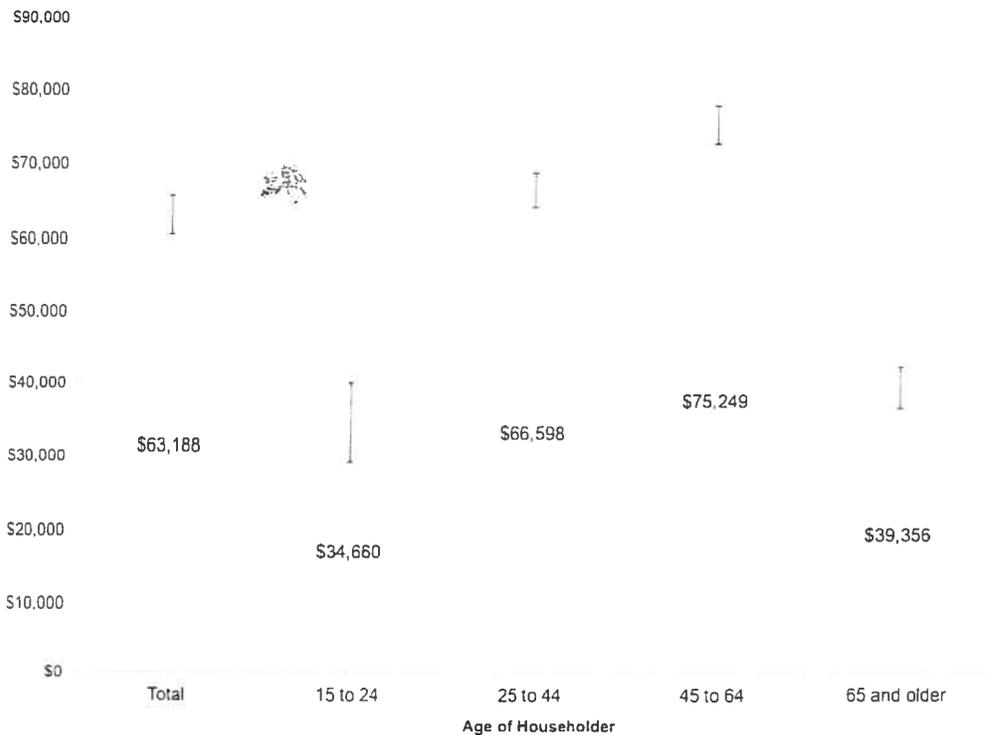
During 2010, 68.9% (+/- 1.0%) of Snohomish County's population 16 and older was in the labor force (24). Of these, 11.4% (+/- 0.8%) were unemployed. Not surprisingly, given Social Security and Medicare rules, only 17.2% of residents 65 and older were in the labor force. Of these older adults, 12.1% (+/- 4.8%) were unemployed.

## Income

The estimated median household income in Snohomish County during 2010 was \$63,188 (+/- \$2,639) (29). Household income increased with the age of the head of the household (the "householder") through age 64, but median income for householders 65 and older was substantially lower than the county median. However, this lack of income is generally offset by the greater assets of this age group. Many older adults own their homes without a mortgage and have savings or investments with which to supplement their incomes. Their lower incomes do not necessarily imply financial hardship.



**Figure 14. Median Household Income by Age Snohomish County, 2010**





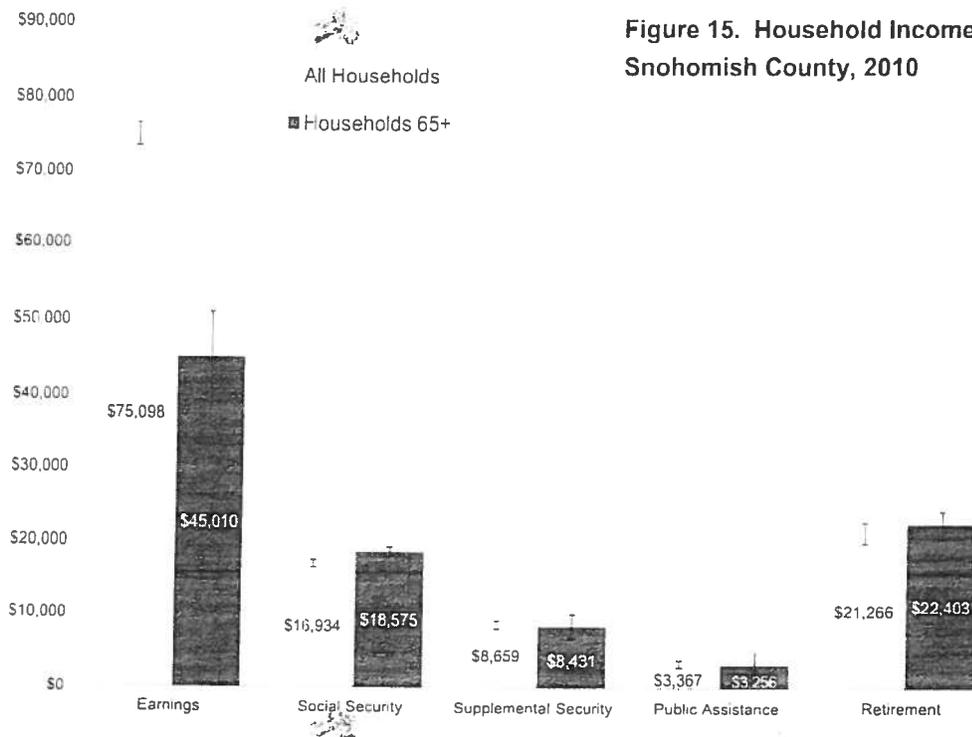
## Income, Continued

The majority of households in Snohomish County (83.3%, +/- 0.9%) had income from job earnings in 2010 (24). In contrast, only one-third of households headed by a person 65 or older (34.5%, +/- 3.1%) had earnings income, from householders working past age 65 and/or working people younger than 65 in the household. The estimated annual average earnings in households headed by someone 65 or older (\$45,010, +/- \$6,044) were significantly lower than overall average household earnings (\$75,098, +/- \$1,520). However, over half of households headed by a person 65 and older (54.5%, +/- 3.4%) had some form of retirement income, which averaged \$22,403 (+/- \$1,900) annually.

Approximately one-fifth of all households (21.8%, +/- 1.0%) had income from Social Security, which corresponds with the one-fifth of households that contained a person 65 or older. Among households headed by a person 65 or older, 91.3% (+/- 1.9%) had Social Security income.

The average income from Social Security in such households was \$18,575 (+/- \$586). As of December 2010, 67,895 people age 65 and older were receiving Social Security retirement benefits in Snohomish County, totaling approximately \$84 million per month (30, 31).

Among older adult households, 6.8% (+/- 1.7%) received Supplemental Security Income (SSI) benefits, with an average annual benefit of \$8,431 (+/- \$1,643) (24). The Basic Food Program (i.e., Food Stamps) served 7.7% of older adult households. Between July of 2009 and June of 2010, 5,333 adults age 65 and older received Basic Food Program benefits in Snohomish County (32). Only 3.3% (+/- 1.1%) of older adult households received cash public assistance. The average annual amount of such assistance was \$3,256 (+/- \$1,847).



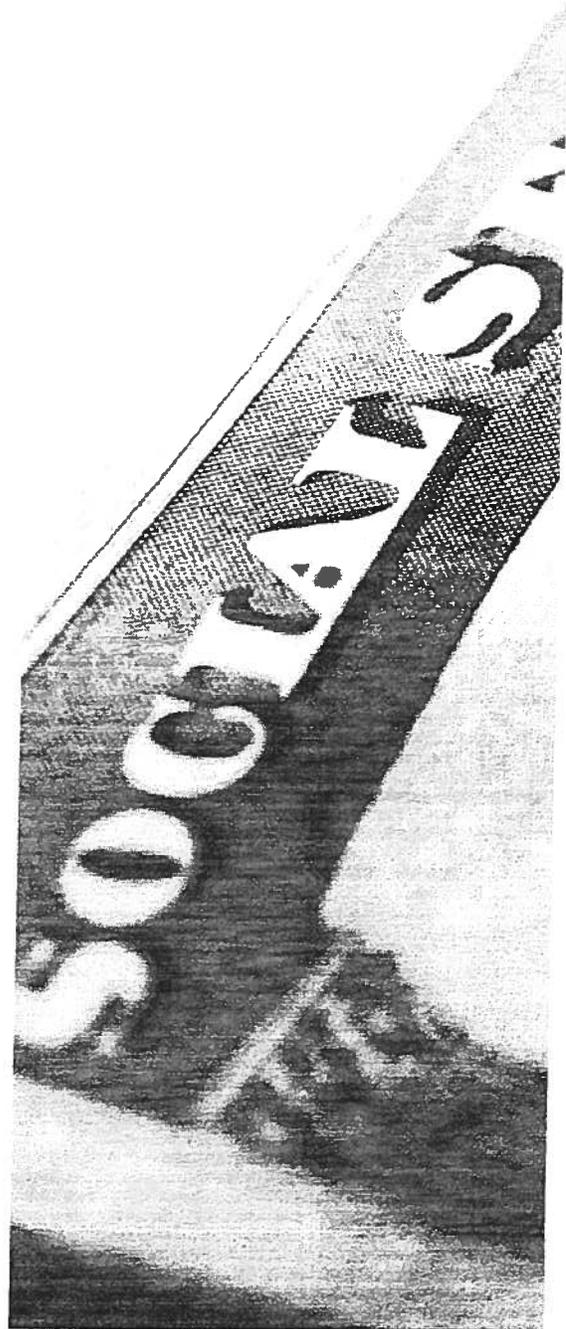
**Figure 15. Household Income by Source Snohomish County, 2010**

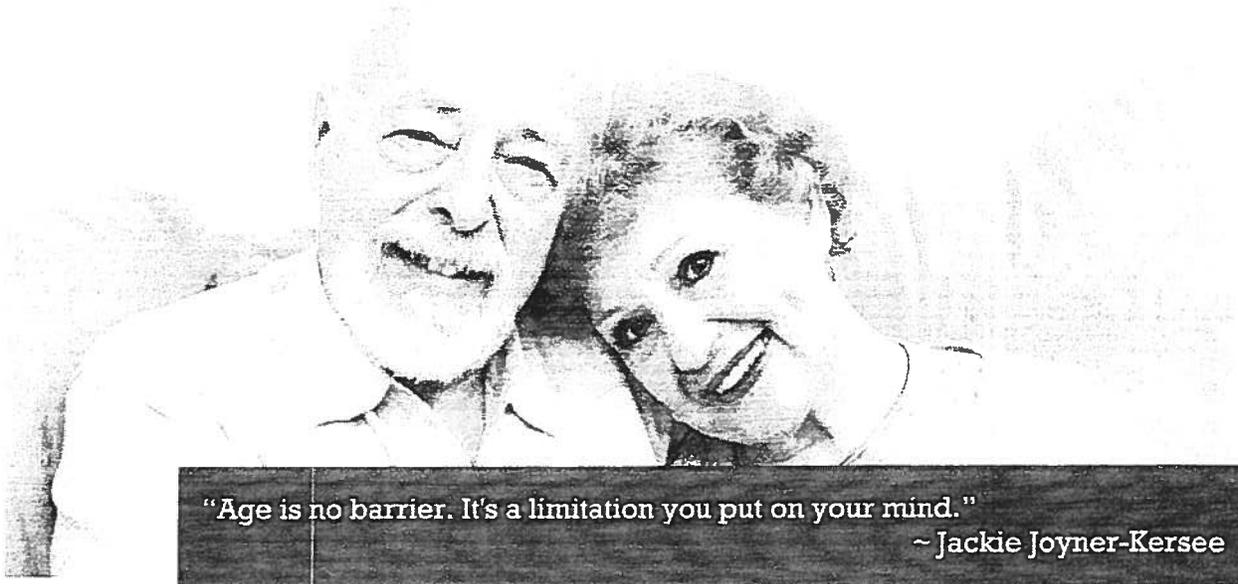
## The Elder Index - Cost of Living

The Elder Economic Security Standard Index (the Elder Index) was created by the Gerontology Institute at the University of Massachusetts Boston and Wider Opportunities for Women (33). It is a measure of the income required for older adults to maintain their independence in the community and meet their daily costs of living, including affordable and appropriate housing and health care. The Elder Index promotes a measure of income that respects the autonomy goals of older adults, rather than being a measure of poverty. This leads to it being much higher than other commonly used benchmarks. The Elder Index provides a better understanding of the cost of living in a community and can help policy makers better plan supports and services that will help older adults age in place with economic security.

The Elder Index describes the annual income required by older adults in each of six scenarios. The living costs for single persons and married couples are estimated in each of three housing situations – owning a home without a mortgage, renting, or owning a home with a mortgage. It includes costs for housing, food, transportation, health care and miscellaneous expenses. The estimates presented here assume that the older adults are in good health. Separate estimates are available for those requiring varying levels of long-term care.

In Snohomish County, the income required for older adults in good health ranged from \$18,240 a year for a single person who owns his or her home to \$39,360 for a couple with a mortgage. In all the scenarios, the cost of living exceeds the average annual Social Security Benefit received by older adults in Snohomish County. The average Social Security benefit for a couple owning their own home (\$24,227) was closest to the Index, providing 90% of the income required. However, for a single person with a mortgage, the average Social Security benefit (\$14,890) represented less than half (48.6%) of their required income. This shows that Social Security benefits alone are insufficient for retirement, although more than one in five older adults in Washington has no other source of income (34).

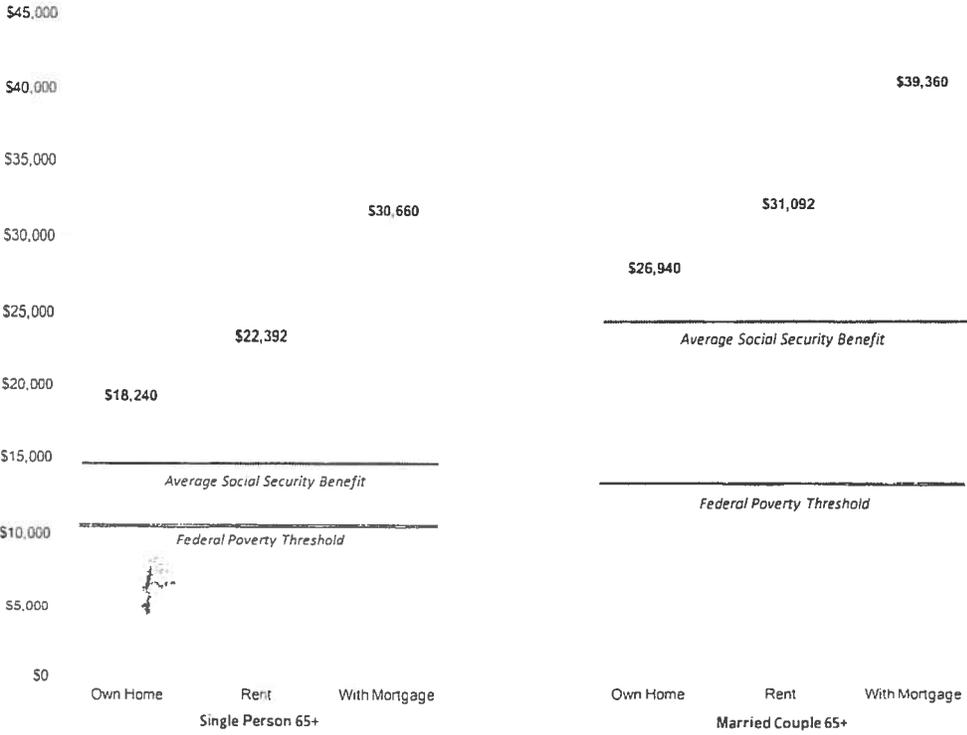




**The Elder Index, Continued**

The estimated costs of living are much higher than the Federal Poverty Thresholds in all scenarios. For a single person age 65 or older, the poverty threshold is \$10,458, only 57.3% of the Elder Index for someone who owns their home. For an older adult couple with a mortgage, the threshold (\$13,180) is only a third (33.5%) of what the Elder Index suggests is required. These discrepancies are due to the federal poverty thresholds being determined solely by food costs, while the Elder Index is more comprehensive measure of what is required to live independently.

**Figure 16.  
Elder Economic  
Security  
Standard Index  
Snohomish  
County, 2010**



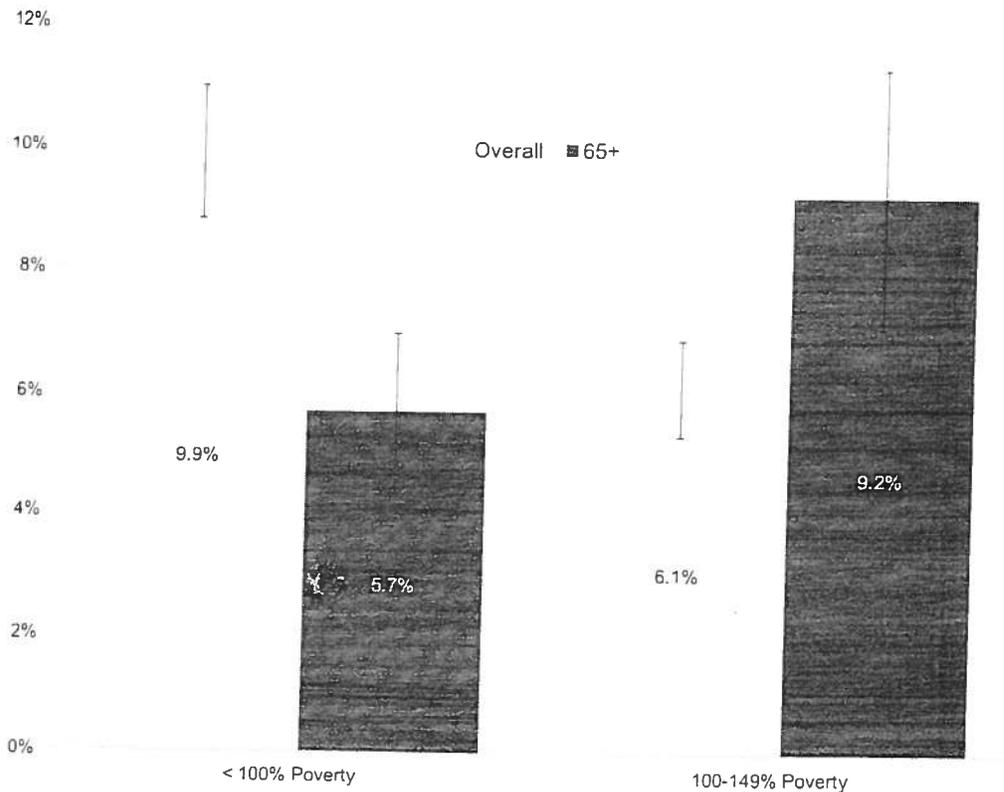
## Poverty

The proportion of people age 65 and older living below 150% of the poverty level (15.0%, +/- 2.5%) was similar to the overall county average of 16.0% (+/- 1.3%). 9.9% (+/- 1.1%) of Snohomish County residents had incomes below 100% of the Federal Poverty Thresholds during 2010 (24). People age 65 and older were significantly less likely to be at this level of poverty (5.7%, +/- 1.3%), but they were more likely than average to have incomes that fell between 100% and 149% of the poverty level. This is due primarily to Social Security benefits, which averaged 142.4% of the poverty threshold for a single person in Snohomish County and thus were sufficient to keep an older adult out of poverty. A study by the Center on Budget and Policy Priorities found that between 2000 and 2002 an estimated 251,000 older adults in Washington State were lifted above the poverty level by Social Security benefits (35).

## Summary

The aging of Snohomish County's population is an unavoidable fact. It is happening now, as shown by the increase in the population 50 and older between 2000 and 2010. The size of the older adult population will keep growing through 2030. If Snohomish County is to create an aging-friendly environment for the growing population of older adults, work must begin now. Such planning needs to ensure that older adults have adequate financial and other resources to live healthy, independent lives. In a period of declining resources, this will present a challenge to social service agencies and the elderly themselves.

**Figure 17. Poverty Status by Age Group  
Snohomish County, 2010**



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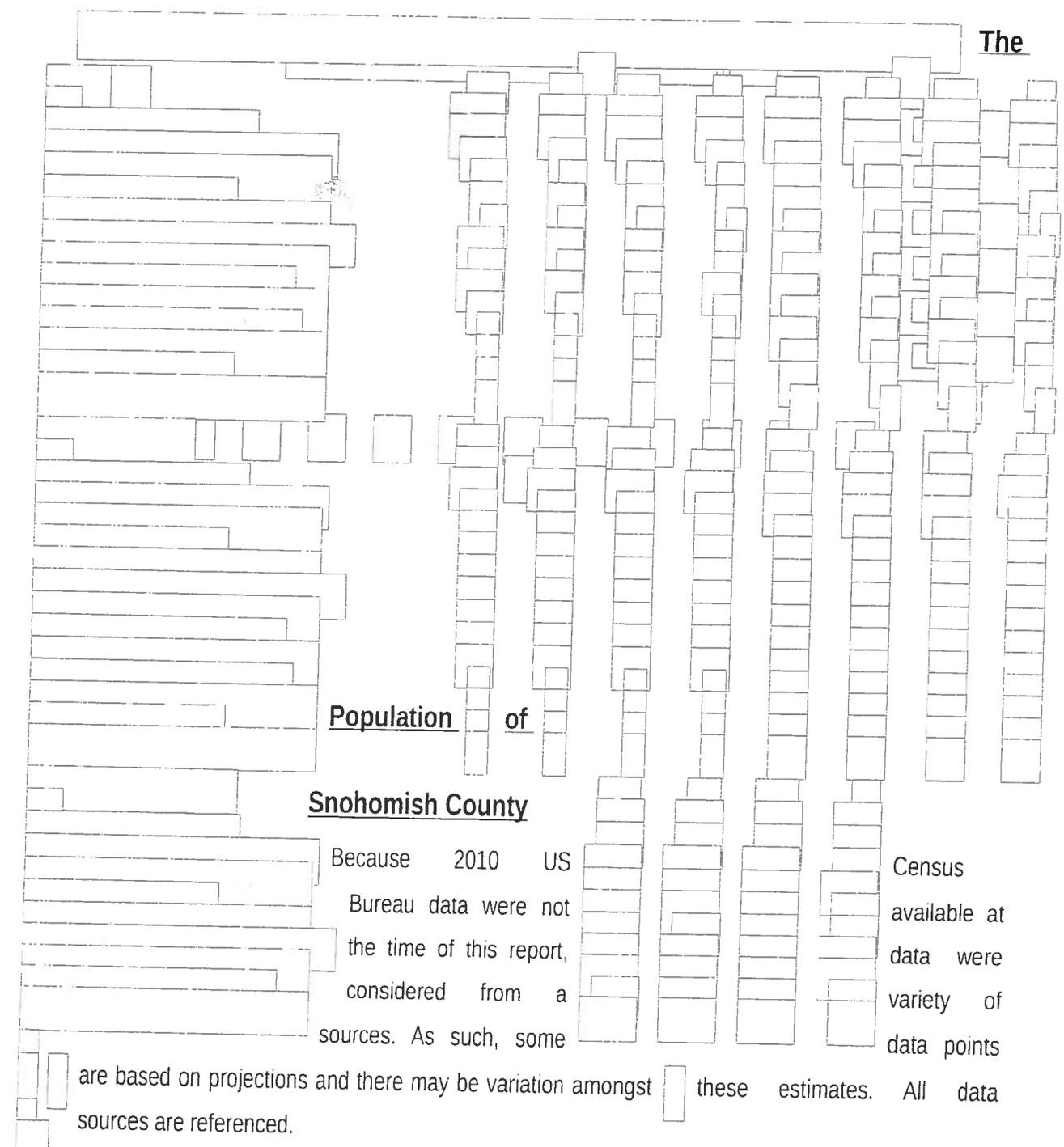
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"Age is of no importance unless you are cheese."

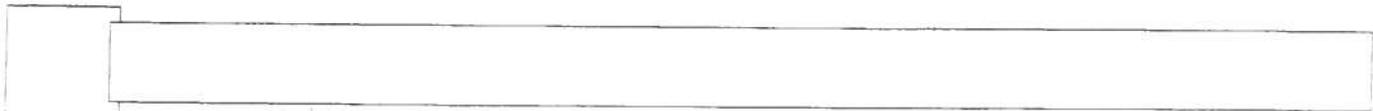
~ Billie Burke



Snohomish County is located on Puget Sound, between Skagit County to the north and King County (and Seattle) to the south. Covering 2,089 square miles, it is the 13th largest county in total land area in Washington. Sixty-eight percent of the county land area is forest land, 18% is rural, 9% is urban/city and 5% is agricultural.<sup>1</sup> While Snohomish County is the seventh most population-dense county within the state,<sup>2</sup> its 2010 estimated population of 725,693<sup>3</sup> is the third largest. The county has twenty incorporated cities,



age of 65 who reported that they spoke English “less than very well.” This is an increase of 190.9% from



those indicating such in the 2000 US Census.<sup>6</sup>

In 2000, tribal residents constituted 1.5% of the Snohomish County population. It was estimated that a comparable proportion (1.4%) was present within the 2010 County population.<sup>7</sup> Within the Tulalip Tribe, approximately 15.0% of the residents were at least 60 years old in 2000; figures for the Sauk-Suiattle and Stillaguamish reservations were not estimated due to the small population of each. All three tribal groups have Title VI programs. The Sauk-Suiattle tribe receives AAA services through the Northwest Regional Council.

**American Indian Population in Snohomish County—2000**

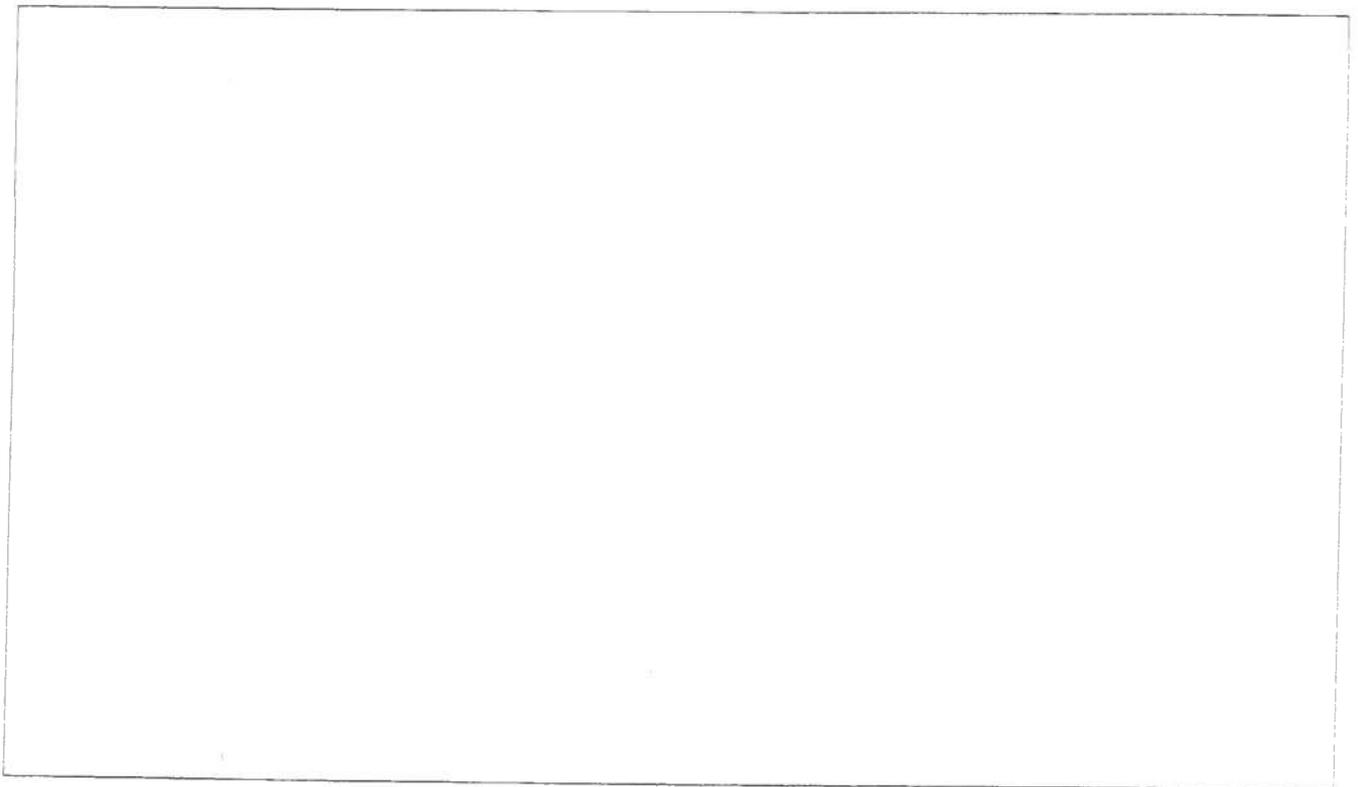
	<b>Total Population</b>	<b># Age 60+</b>	<b>% Age 60+</b>
Snohomish County	606,024 <sup>3</sup>	74,550 <sup>3</sup>	12.3% <sup>3</sup>
Sauk-Suiattle Reservation	45 <sup>10</sup>	X	X
Stillaguamish Reservation	102 <sup>10</sup>	X	X
Tulalip Reservation	9246 <sup>10</sup>	1388	15.0%

X=information not available due to the small number of individuals involved

**Snohomish County Population<sup>3, 8</sup>**

*1980-2005 Censal & Intercensal Estimates*

*2010-2030 Projected*



**Estimated Population by Age and Race: Snohomish County, 2010<sup>4</sup>**



### Elder Economic Security Standard Index for Snohomish County 2010

The Elder Economic Security Index for Elders<sup>6</sup> was created through a partnership between the Washington Association of Area Agencies on Aging and Wider Opportunities for Women. This index allows for a quick snapshot of the costs that older adults in Snohomish County face. The Index provides a benchmark for the minimum income older adults will require to make ends meet and live in their own homes.

#### Monthly Expenses for Selected Household Types

Expenses/Monthly	Elder Person (age 65+)		Elder Couple (both age 65+)			
	Owner w/o mortgage	Renter, one bedroom	Owner w/mortgage	Owner w/o mortgage	Renter, one bedroom	Owner w/mortgage
Housing (including utilities, taxes, services)	\$539	\$885	\$1,574	\$539	\$885	\$1,574
Food	\$232	\$232	\$232	\$425	\$425	\$425
Transportation*	\$197	\$197	\$197	\$309	\$309	\$309
Health Care (good health)	\$299	\$299	\$299	\$598	\$598	\$598
Miscellaneous	\$253	\$253	\$253	\$374	\$374	\$374
<b>Elder Index Per Month</b>	<b>\$1,520</b>	<b>\$1,866</b>	<b>\$2,555</b>	<b>\$2,245</b>	<b>\$2,591</b>	<b>\$3,280</b>
<b>Elder Index Per Year</b>	<b>\$18,240</b>	<b>\$22,392</b>	<b>\$30,660</b>	<b>\$26,940</b>	<b>\$31,092</b>	<b>\$39,360</b>

#### Adding Home- and Community-Based Long-Term Care Costs to the Elder Economic Security Standard Index for Elders in Poor Health

##### Annual Expenses

Need for Long-Term Care (hours/week)	LTC Cost Per Year	Elder Economic Security Standard Index plus Cost of Long-Term Care					
		Elder Person (age 65+)		Elder Couple (both age 65+)			
		Owner w/o mortgage	Renter, one bedroom	Owner w/mortgage	Owner w/o mortgage	Renter, one bedroom	Owner w/mortgage
Low (6 hrs)	\$8,856	\$29,040	\$33,192	\$41,460	\$37,740	\$41,892	\$50,160
Medium (16 hrs)	\$23,504	\$43,688	\$47,840	\$56,108	\$52,388	\$56,540	\$64,808
High w/ADC (36 hrs)	\$38,640	\$58,824	\$62,976	\$71,244	\$67,524	\$71,676	\$79,944
High w/o ADC (36 hrs)	\$48,624	\$68,808	\$72,960	\$81,228	\$77,508	\$81,660	\$89,928

The 2009 American Community Survey<sup>6</sup> indicates that approximately one-third (38.2%) of Snohomish County households of those over age 65 have income related to earnings. Almost all (93.4%) of these households receive Social Security Income with the average annual amount being \$17,548.00. About half (52.6%) receive an average annual retirement income of \$22,946.00. Only 3.6% receive Supplemental

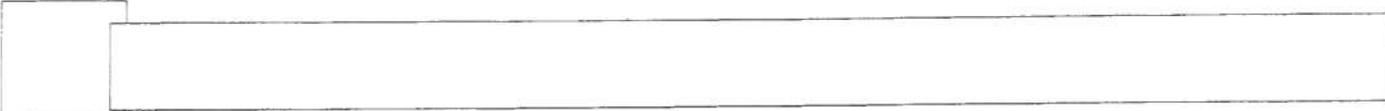
Security Income of an average of \$8,161.00 per year. Even fewer (3.2%) receive cash public assistance and those who do, receive on average \$7,090.00 annually. Almost one-tenth (8.2%) of seniors age 65+ years was at or below 100% of the poverty level in the past 12 months.

In 2009, it was estimated that of Snohomish County residents over age 65 years, one-quarter (25.4%) were in renter-occupied housing units. Additionally, over half of the households (53.5%) paid 30% or more of their household income on rent. The median gross rent was \$864.00 while the median monthly owner costs with a mortgage was \$1,543.00 and without a mortgage was \$555.00.<sup>6</sup>

### **Grandparents Raising Grandchildren**

Historically, extended family members have often provided a safety net for children whose parents have been unable to care for them. In recent years, grandparents are more likely to have taken on this responsibility. In recognition of this trend, in 2002 the US Census Bureau began collecting information on grandparents raising grandchildren.

In Washington State, 35,761 children live in households headed by grandparents or other relatives without either parent present.<sup>12</sup> The 2009 American Community Survey reports that in Snohomish County, 10,330 residents live with their grandchildren under the age of 18 years. Of those, 13.9% (1,435) are responsible for their grandchildren with no parent present. Almost one-third (29.8%) of the total grandparents living with grandchildren have some disability. Almost one-tenth (8.9%) of these households were below the poverty level in the past 12 months and the majority (65.9%) of these households are headed by women.<sup>13</sup>



### **Older Adults Living in Rural Areas**

While there are many benefits to living in rural areas, older adults residing in these communities often experience challenges in maintaining their homes and accessing services due to their geographic isolation.

The 2000 reauthorization of the federal Older Americans Act recognized the unique needs of the rural elderly and called upon the Area Agencies on Aging to ensure access to services in rural areas.

Nationwide, approximately 26 percent of older adults, age 65 and over, live in non-metropolitan areas. The status of these older persons is often different than their counterparts in more urbanized areas. Nationally, rural elders experience higher rates of poverty, substandard housing and a lack of employment opportunities. They are also more likely to be living in homes with high maintenance costs and low resale values. The availability of public transportation is often limited in rural communities and these areas frequently lack a strong local system of social services. In addition, rural areas often have larger proportions of elderly persons because younger persons tend to move to urbanized areas for employment opportunities.

National reports indicate most older adults in rural areas live in single-family homes they own. They feel a strong attachment to their homes and communities, and prefer to "age in place" even when health and physical limitations make it difficult for them to remain in their own homes. The challenges to remaining in the community are compounded by the fact there are few other housing options such as apartments, adult family homes, or assisted living facilities available in most rural communities.

Older adults in rural communities often rely on family and other informal networks for support and assistance. Kinship ties are considered to be especially close in rural communities and help make up for the lack of more formal support services.



In Washington State, the Aging and Disability Services Administration defines rural areas as:

Any area that is not defined as urban. Urban areas comprise (1) urbanized areas (a central place and its adjacent densely settled territories with a combined minimum population of 50,000) and (2) an incorporated place or a census designated place with 20,000 or more inhabitants.

To arrive at that definition for Snohomish County, the city of Granite Falls is separated from the Marysville Urbanized Area defined by the Census (see following map) and is included with the other rural communities.

### Profile of Selected Rural Cities in Snohomish County

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# KIN ON

Community Health Care / Health Care Center

4416 South Brandon Street  
Seattle, WA 98118  
Phone: 206.721.3630  
Fax: 206.721.3626  
Email: [contact@kinon.org](mailto:contact@kinon.org)  
Website: [www.kinon.org](http://www.kinon.org)

February 21, 2014

Chris Koh  
Coho Real Estate Group, LLC  
4223 12<sup>th</sup> Ave. N.E.  
Seattle, WA 98105

RE: Letter of Support for Elderly Housing with Support Services

As CEO of Kin On, I would like to express my support for the Coho Real Estate Group to construct a 25-unit assisted living facility in providing housing with services for seniors in Snohomish County.

Kin On has provided skilled-nursing and in-home support services to the Asian elderly community in King County since 1985. Annually, over 500 seniors and family caregivers receive direct care and support services through Kin On's programs. Based on years of experience and research, we are keenly aware of the urgent need for supportive senior housing in the Puget Sound region, especially for low-income elders. We are currently in the process of developing an assisted living facility and adult family adjacent to our nursing facility in south Seattle, with expected groundbreaking later this year. We applaud the Coho Real Estate Group in joining organizations like Kin On to address the dire needs of many frail elders who reside in this region.

The Coho Real Estate Group has had many years of experience in developing and renovating housing projects in Seattle. We are impressed by your work with the Alps Hotel, Hong Kong and Milwaukee projects in the Seattle International District. We are also thankful for the Koh Family's generous support for Kin On's capital campaign in the 1986 to create the original Kin On Nursing Home.

Thank you for your commitment in serving the elderly population through the assisted living project in Snohomish County. The completion of your project will not only help seniors age in place and give family members much needed peace of mind, it will contribute to the overall health and vibrancy of our communities.

Sincerely,



Sam Wan  
Chief Executive Officer

Corrected 2/3/2014  
your-snohomish.com

**Subject:** 404 Ave E neighborhood meeting  
**From:** Chris Koh <chrisk@cohorealestate.com>  
**Date:** 1/31/2014 6:00 PM

5 parties

**To:** yoursnohish@juno.com, festivus1@frontier.com, windchimehouse@comcast.net, rksoftye@gmail.com, Joshua Scott <josh@craftarchbuild.com>

Dear Neighbors,

You all were kind enough to express your concerns about our proposed project. Thank you. We realize your time is very valuable and thought in advance of the hearing, it would be beneficial for us to answer questions and address your concerns. Our objective is to have a project that is an asset to our neighborhood and the City of Snohomish.

Architect Josh Scott and I would like to invite a maximum of 8 neighbors to his office (1208 Tenth Street suite 201, Snohomish) Thursday night, February 13th from 6-8PM

Please let me know no later than February 6th if you can make this meeting, as we would like it to be productive and we can bring in refreshments.

Sincerely, Chris Koh  
Coho Real Estate Group LLC  
206 633-0424 ext 207

**Subject:** 402 Ave E neighborhood meeting  
**From:** Chris Koh <chrisk@cohorealestate.com>  
**Date:** 2/6/2014 5:54 PM  
**To:** ckdunlap@ckdunlap.com, kf7byu@yahoo.com, carrollsbrown@gmail.com,  
aaholloway@comcast.net, bonniebumblebee@frontier.com, vernadorene@yahoo.com,  
fai.dawson@me.com  
**CC:** Joshua Scott <josh@craftarchbuild.com>

7 parties

Dear Neighbors, You all were kind enough to express your concerns about our proposed project. Thank you. We realize your time is very valuable and thought in advance of the hearing, it would be beneficial for us to answer questions and address your concerns.

Our objective is to have a project that is an asset to our neighborhood and the City of Snohomish. Architect Josh Scott and I would like to invite a maximum of 8 neighbors to his office (1208 Tenth Street suite 201, Snohomish) Thursday night, February 13th from 6-8PM.

Please let me know no later than February 11th if you can make this meeting, as we would like it to be productive and shall bring refreshments.

Sincerely, Chris Koh  
Coho Real Estate Group LLC  
206 633-0424 ext 207