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PEND OREILLE COUNTY
HEARING EXAMINER

IN RE:

DETERMINATION OF NONSIGNIFICANCE
FOR STATUTORY COMPREHENSIVE
PLAN UPDATE.

DECLARATION OF GREG SNOW

I, GREG SNOW, declare as follows:

1. I am over the age 18 and competent to testify to the matters set forth herein.
2. I am the Community Development Director for Pend Oreille County. I also act as the Responsible Official for Pend Oreille County for purposes of issuing threshold determinations under the State Environmental Policy Act.
3. I attended in-person the Pend Oreille County Board of County Commissioners meeting on December 6, 2021. I made my regular monthly presentation regarding matters involving the Community Development Department at that meeting.
4. Pend Oreille County conducts its County Commissioners meetings both in-person and provides an alternative method for the attendance via the Zoom platform. The County does not record either the audio or video of its County Commissioners meetings.

DECLARATION OF GREG SNOW - 1

KUTAK ROCK LLP
510 W. RIVERSIDE, STE. 800
SPOKANE, WA 99201-0405
509-747-4040

1 5. In connection with my attendance at the County Commissioners meetings I
2 prepare a personal list of topics that I wish to address in connection with the meeting.
3 Attached hereto as Exhibit “A” is a true and correct copy of the notes that I used during my
4 presentation at the County Commissioners meeting on December 6, 2021.
5

6 6. In addition, I also prepared an Excel spreadsheet in connection with my report
7 during my presentation at the County Commissioners meeting on December 6, 2021 that
8 identifies the number of land use related applications that were submitted and processed by
9 the County. Attached hereto as Exhibit “B” is a true and correct copy of the Excel
10 spreadsheet.
11

12 7. “Land use applications” is a broad term for the County as it includes dock permits,
13 conditional use permits and building permits. Building permits may include a wide variety of
14 applications, ranging from retaining walls to outbuildings.

15 8. I have reviewed the Declaration of Robert Allen Rumsey (“Declaration”) that
16 Appellant requests to submit as evidence to be included in the record via Appellant’s Motion
17 for Leave to Submit Additional Evidence.

18 9. Mr. Rumsey’s Declaration attributes quotes to me that are inaccurate. For
19 instance, the following statements are not true:
20

- 21 a. Paragraph 9 – At no point did I say: “that the hearing examiner wanted to
22 cut them short.”
- 23 b. Paragraph 15 – Further, at no point did I say that “there were 1,500 new
24 building permit applications, including 44 new homes, not including
25 manufactured homes. Also, we’ve had our best year ever with building
26

1 application fees, over \$250,000.” This statement contradicts the written
2 report that I prepared that is attached hereto as Exhibit “A” and the
3 spreadsheet that I prepared attached hereto as Exhibit “B.”

4
5 c. Paragraph 16 – I also did not say “people 50-70 years old are moving here
6 in droves because they are the only ones who can afford the real estate.”

7 10. I do not recall whether the purported statements reflected in the Declaration
8 made by Commissioner John Gentle are accurate.

9 I declare under penalty of perjury under the laws of the State of Washington that the
10 foregoing is true and correct.

11 Dated this 17th day of December, 2021 at Newport, Washington.

12
13
14
15 
16 Greg Snow

1 **CERTIFICATE OF SERVICE**

2 I certify under penalty of perjury under the laws of the State of Washington that on the
3 17th day of December, 2021, I caused a copy of the foregoing DECLARATION OF GREG
4 SNOW to be served on the following by the method indicated:
5

6 David Bricklin
7 Zachary Griefen
8 1424 Fourth Ave., Ste. 500
9 Seattle, WA 98101
10 bricklin@bnd-law.com
11 griefen@bnd-law.com

VIA ELECTRONIC MAIL

12 */s/ Colleen R. Sebo*
13 _____
14 Colleen R. Sebo
15
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Board of Commissioners Update

December 06, 2021

Staffing/Personnel:

We made it through hunting season and Thanksgiving, and we have a good system in place to make sure that we have good coverage in the office. We have a very good team in place.

Administrative:

We had the SEPA appeal hearing last Thursday, summary briefs are due the 17th and I'm hopeful that we get a decision before the first of the year.

Land Use Applications:

We are near 1,000 applications for land use/Shorelines, (Variance, CUP, Docks, etc.) 345 Site Analysis entered for this year so far.

Building Permit Applications:

We are at 315 new permits as of Friday.

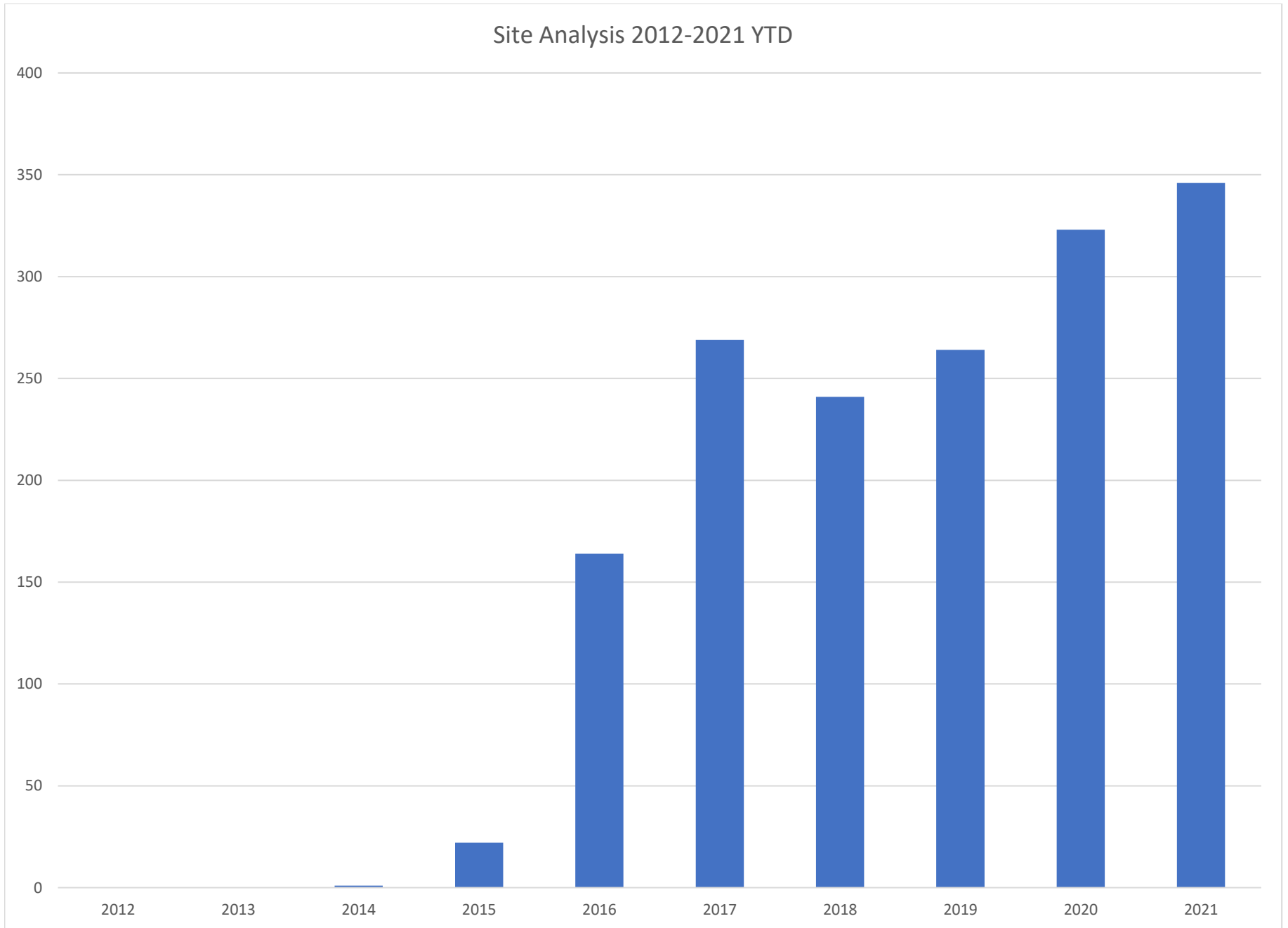
GREG SNOW DECLARATION - EXHIBIT B

Historical Comparison, Year to Date

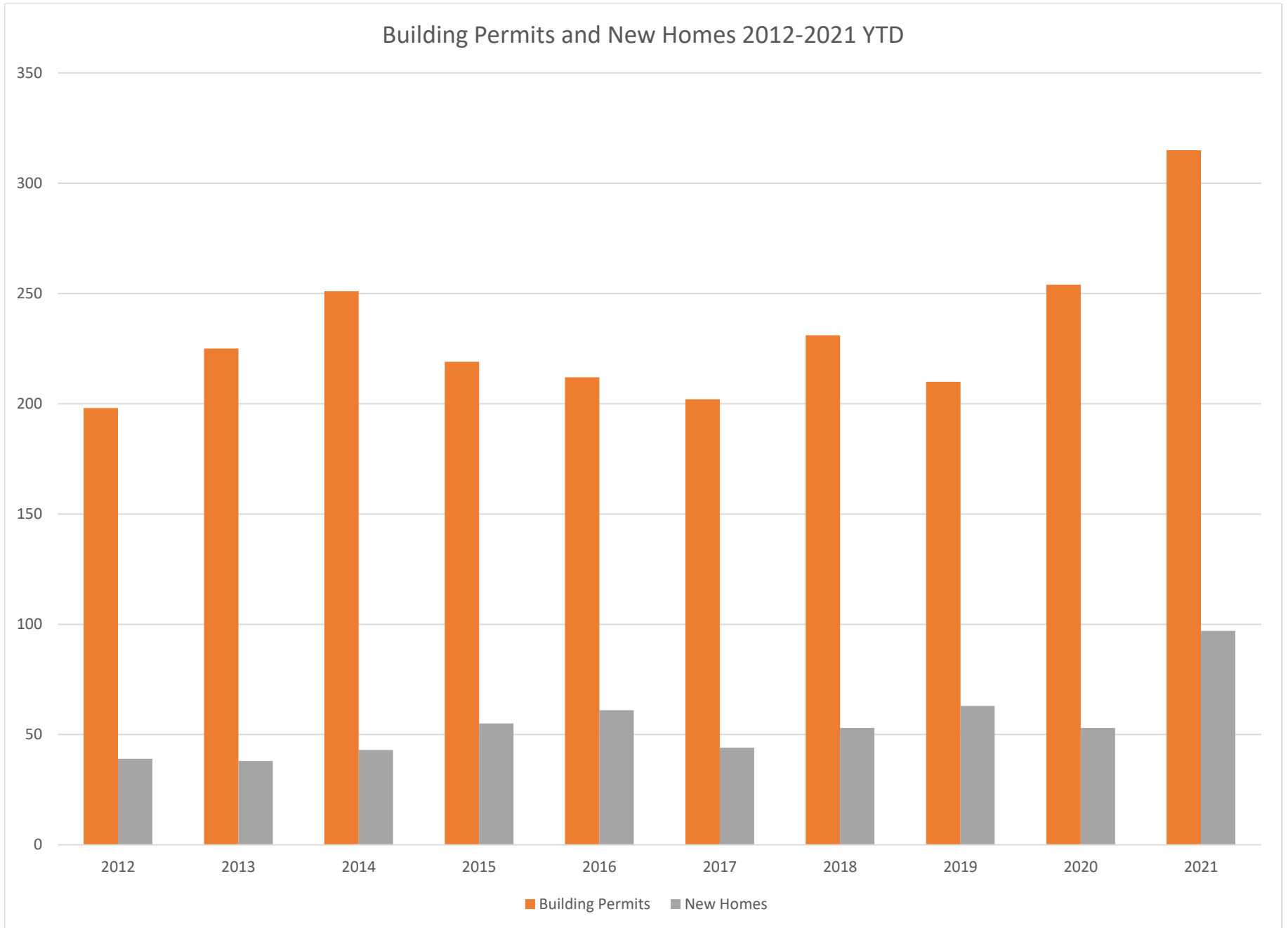
11/30/2021

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Site Analysis	0	0	1	22	164	269	241	264	323	346
Building Permits	198	225	251	219	212	202	231	210	254	315
New Homes	39	38	43	55	61	44	53	63	53	97
	198	225	252	241	376	471	472	474	577	661
Land Use Applications	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Conditional Use	0	0	0	1	2	6	6	1	3	8
Boundary Line Adjustment	1	1	2	1	10	13	9	11	10	25
Large Lot Segregation	0	1	0	0	6	9	13	9	7	25
Variance	0	1	0	2	6	9	5	9	8	12
Short Plat	1	0	0	0	1	1	2	1	3	3
	2	3	3	26	189	307	276	295	354	419
Shoreline Projects	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SA	0	1	1	4	37	45	22	35	23	41
SSDP	0	0	0	0	13	13	17	15	25	33
	0	1	1	4	50	58	39	50	48	74
Grand Total	200	229	256	271	615	836	787	819	979	1154
Total Value	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Permit Fees	\$116,550	\$135,864	\$151,933	\$130,997	\$171,000	\$150,251	\$190,776	\$192,905	\$180,058	\$246,477

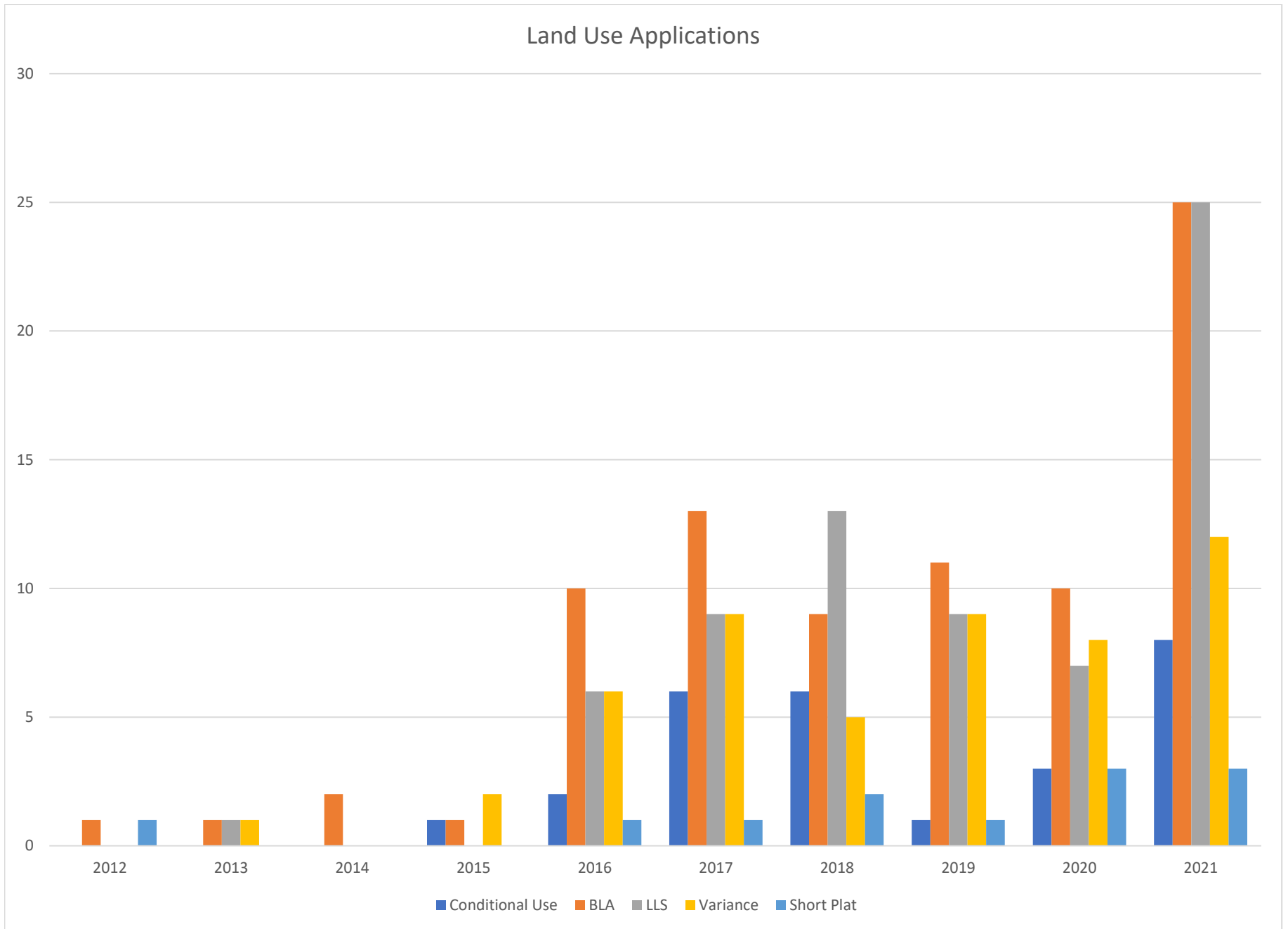
GREG SNOW DECLARATION - EXHIBIT B



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GREG SNOW DECLARATION - EXHIBIT B



GREG SNOW DECLARATION - EXHIBIT B

Permit Fees 2012-2021 YTD

