

Eastin, Darryl

From: Bill Clements <rosewood@halcyon.com>
Sent: Wednesday, February 26, 2014 12:57 PM
To: Eastin, Darryl
Subject: Point Wells EIS Comments

Dear Mr. Eastin,

I am submitting the following as comments to the Point Wells EIS process.

The proposed development at Pt. Wells is in direct conflict with the most fundamental principles of the State of Washington's Shoreline Management Act and Snohomish County's Shoreline Management Program.

Drawing directly from language in the Shoreline Management Act the following identifies some of the reasons this proposed project should not go forward.

The overarching policy is that *"the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. Alterations of the natural conditions of the shorelines of the state, in those limited instances when authorized, shall be given priority for...development that will provide an opportunity for substantial numbers of people to enjoy the shorelines of the state."*

The SMA makes clear statements as to the acceptable uses of shoreline areas:

The SMA establishes the concept of preferred uses of shoreline areas. The Act requires that *"uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines..."*

"Preferred" uses include single family residences, ports, shoreline recreational uses, water dependent industrial and commercial developments and other developments that provide public access opportunities. To the maximum extent possible, the shorelines should be reserved for "water-oriented" uses, including "water-dependent", "water-related" and "water-enjoyment" uses.

"recognize and protect the state wide interest over local interest; preserve the natural character of the shoreline; result in long term over short term benefit; protect the resources and ecology of the shoreline; increase public access to publicly owned shoreline areas; and increase recreational opportunities for the public in the shoreline area."

The proposed development is clearly not single family residences, is not water-oriented, water-dependent, or water-related. Public access is increased only above the current standard but not by the sort of standard the SMA advocates which preserves the "natural character and aesthetics" of the shoreline and the surrounding environment.

Furthermore, the SMA specifically directs towns, cities and counties to: *comprehensively amend (update) their shoreline master programs to avoid the environmental harm inherent in piecemeal and uncoordinated shoreline development.*

In responding to the SEPA checklist regarding SMA requirements Snohomish County has allowed the developer to compare the current usage of the Pt. Wells property to the proposed development. This is used to make a case that shoreline access, and environmental conditions will be improved. Current usage is an improper benchmark by which to challenge SMA standards. The current activity on the site is not a desirable usage under SMA standards (other than the fact that current usage is somewhat water-

dependent) and the lack of public access and the record of soil contamination on the site is not a basis for advocating another unacceptable usage on the site even if shoreline access and environmental conditions are marginally improved.

This development is exactly the sort of lasting piecemeal development that SMA is designed to prevent. The scale, density and aesthetic and environmental impact of this project is unprecedented in any development in the Puget Sound area. 3000 units, 11,500 vehicle trips per day, 140ft towers on the Puget Sound, away from a city center, in a residential neighborhood at the end of a dead end residential street is not responsible planning and should not be acceptable.

Finally, the EIS process is insufficient in soliciting public comment on this project's impacts relative to SMA standards. This rare piece of Puget Sound property is classified as being of **state-wide significance** and should be subject to broader review than what is covered under the EIS.

Moreover, this project is so divergent from the standards of the Shoreline Management Act and responsible urban planning that it should be rejected without need for further review.

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