



## Eastin, Darryl

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**From:** Chuck Meyer <chuckm@bidadoo.com>  
**Sent:** Monday, March 03, 2014 1:43 PM  
**To:** Eastin, Darryl  
**Subject:** Point Wells EIS scoping comments

Darryl Eastin – Principal Planner  
Snohomish County Planning and Development Services  
3000 Rockefeller Ave. M/S 604  
2<sup>nd</sup> Floor, Robert Drewel Building  
Everett, WA. 98201

Mr. Eastin,

These are my comments and concerns directed at the scoping process for the environmental impact of the Point Wells property.

My residence is an original bungalow that was initially built in 1912. It has been around since the existence of the original Point Wells development. It is located on Richmond Beach Drive NW between NW195th and NW196th Streets. The proposed development is so out of scope of the history of the neighborhood, the effects will be irreparable to the physical environment and the quality of life enjoyed by us the residents.

The impacts of the proposed development are going to have their sources originating in the increased amount of traffic that is going to access the site right in front of my living room.

The proposed number of vehicles identified in the traffic study equates to a vehicle every 9 seconds driving past my residence, not taking into account rush hour loading.

My access into my driveway is at the front of the property onto Richmond Beach Drive. My access into and out of my residence becomes challenging and unsafe. Pedestrian access becomes even more unsafe. My view now becomes all the vehicles driving by instead of Puget Sound and the neighborhood.

Sound level increases with the constant vehicle noise that detracts from the quiet beach setting that is my neighborhood and quality of life.

There is no reasonable way to mitigate the congestion, noise, reduced air quality, reduced safe access to existing residences, increased level of chemical contamination from the increased level of construction and permanent vehicle traffic.

As part of the scope for consideration in the impact statement, I present that it is irresponsible for the county to allow the proposed scope of development without proper access to the site. The road was never intended for the purpose you have changed the zoning. Part of your irresponsible action is that you are approving development opportunities, that may be appropriate for the land itself, but not requiring appropriate access. This is quite a challenge since the tax revenue from the project is realized by Snohomish County, but the detrimental costs to the existing community are borne by King County, The City of Shoreline, its residents, and most dramatically the community of Richmond beach.

It is my understanding that loss of property values is not part of the scoping for the (EIS) that can be mitigated. Quality of life to my family is the element that is most drastically affected by such an increase of use of the existing environment and supporting infrastructure. There is no amount of money, nor adequate opportunity of physical resources to mitigate or accommodate the proposed volume of human and vehicle access to this proposed development.

Recapping areas that are going to have severe environmental impact from the first two proposed Development options being considered are:

Congestion and lack of safe access to the neighborhood – Traffic

Impact on environments:

Loss of neighborhood quality -

Increased Noise

Chemical runoff from vehicle traffic

Personal loss of view.

Loss of security and privacy

The project will require substantial infrastructure that will disrupt expected life in the localized environment. Water, Power, Sewer, ground water management, electronic utilities, and road access.

My contention is valid that there is not a proper way to accommodate or mitigate the impacts this development will have on the surrounding environment and community by your allowing such a dramatic change in use of this property without proper access. Primary access to the new community should be required to be created through Snohomish County and the costs of the access and infrastructure should be borne by the Governmental bodies and communities that will benefit from the revenue stream of increased value and new taxes.

I can be reached for further comment at:

Chuck Meyer

P.O. Box 60033

Richmond Beach, 98160

[chuckm@bidadoo.com](mailto:chuckm@bidadoo.com)

206-799-5148

My residence is: 19522 Richmond Beach Dr. NW, 98177

Chuck Meyer

Phone: 206-442-9000

Fax: 206-442-9020

Cell: 206-799-5148

[chuckm@bidadoo.com](mailto:chuckm@bidadoo.com)

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