



**Snohomish County  
Planning and Development Services**

Dave Somers  
**County Executive**

Barb Mock, Planning Director  
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(425) 388-3311

March 6, 2018

Via email

Gary Huff  
Karr Tuttle Campbell  
701 Fifth Avenue, Suite 3300  
Seattle, WA 98104

Subject: Point Wells Applications – SCC 30.61.220 Hearing  
File Nos. 11-101457 LU, 11-101461 SM, 11-101464 RC, 11-101008 LDA, 11-101007 SP

Dear Mr. Huff,

As outlined in previous letters to BSRE, PDS has been unable to complete preparation of the EIS for the Point Wells Applications due to the failure of the applicant to provide the additional information requested by PDS including revisions necessary to establish compliance with applicable development regulations and necessary to conduct the required environmental review. While I understand that BSRE is appealing the denial of its permit application extension request, the fact remains the Applications currently are subject to a June 30, 2018, expiration date.

For this reason, and to allow the applicant a hearing on the merits, PDS will conclude its review of the project based on the submittals received to date. Based on a review of the Application materials submitted by BSRE to date, PDS will be forwarding a Recommendation of Denial Without an EIS to the Hearing Examiner. This action is authorized under SCC 30.61.220 and is based on the lack of compliance of the Applications with the various adopted plans, ordinances and development regulations previously identified in the Review Letters dated April 12, 2013, and October 6, 2017, and identified in other communications. This process will allow BSRE an opportunity for an open record hearing to dispute PDS's recommendation and to obtain a final decision prior to expiration of the permit Applications.

Early next week PDS will be submitting a request for assignment of initial hearing dates to the Office of the Snohomish County Hearing Examiner for an open record hearing and a decision under SCC 30.61.220. Given the timeline for the Applications and Hearing Examiner availability, the hearing dates likely will be May 16-30th. PDS will provide you notice as soon as there is confirmation of the hearing dates from the Hearing Examiner.

Respectfully,

A handwritten signature in black ink that reads "Ryan Countryman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

for

Paul MacCready, Principal Planner/Project Manager

Copy via email: Doug Luetjen

Steve Ohlenkamp  
Jacque St. Romain  
Barb Mock  
Mike McCrary  
Michael Dobesh  
Ryan Countryman  
Matt Otten