

AFFIDAVIT OF MAILING

FILE NO: 11 101457 LU et al. – Point Wells Development

APPLICANT: BSRE Point Wells LP c/o Karr Tuttle Campbell Attn: Douglas A Luetjen

DOCUMENT: Notice of Open Record Hearing

I, **Kris Arnett**, Permit Technician, Planning & Development Services, certify under penalty of perjury under the laws of the State of Washington that:

1. I have made a good-faith effort to send the above document to each person and/or agency entitled thereto. The lists of the persons/agencies notified are attached hereto.
2. The total number of notices electronically sent was **42**.
3. The date this was accomplished **April 23, 2018**.

Signed at Everett, Washington on **April 23, 2018**.

Kris Arnett

(Signature)

Arnett, Kristine

From: Arnett, Kristine
Sent: Monday, April 23, 2018 7:11 AM
To: 'jane@d5research.com'
Cc: 'jpferry@samishtribe.nsn.us'; 'jpeters@swinomish.nsn.us'; 'lsantonik@gmail.com'; 'llbajema@gmail.com'; 'jbakken7@comcast.net'; 'braunsky@live.com'; 'mabu@acm.org'; 'scalandrillo@hotmail.com'; 'casperdenn@aol.com'; 'jcguitar@jps.net'; 'maaren.ruby@gmail.com'; 'cova.fam@gmail.com'; 'irededabanian@yahoo.com'; 'ccewing@gmail.com'; 'richard.fraker@boeing.com'; 'davidhambelton@aol.com'; 'harrisonrs12@earthlink.net'; 'patholz@comcast.net'; 'deloresjensen@comcast.net'; 'ktnjohnson99@hotmail.com'; 'ckato@uw.edu'; 'emily.kelton@comcast.net'; 'kintnerpat@hotmail.com'; 'gtkulseth@comcast.net'; 'klamb@jbsl.com'; 'leyded@hotmail.com'; 'dlevitan77@gmail.com'; 'ncm@w-link.net'; 'b.minogue@gmail.com'; 'jmfootprint@gmail.com'; 'davidpassey@comcast.net'; 'ethan.petro@gmail.com'; 'ffpeterson@gmail.com'; 'fishlover5@comcast.net'; 'jschalka@yahoo.com'; 'aninsill@gmail.com'; 'sharonbsterling@yahoo.com'; 'surowieclisa@gmail.com'; 'jmaukmd@gmail.com'; 'ms.allisontaylor@gmail.com'; 'boekee1917@hotmail.com'
Subject: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice
Attachments: 643569_400359_13144235.doc
Importance: High

Good morning. Attached is the postcard notice of open record hearing for the above referenced project.

Kris Arnett | Permit Technician

Snohomish County Planning and Development Services | **Permitting**

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2485 | kris.arnett@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

Richard Fraker

Arnett, Kristine

From: Microsoft Outlook
To: richard.fraker@boeing.com
Sent: Monday, April 23, 2018 7:11 AM
Subject: Undeliverable: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice

phx-mbsin-01.mbs.boeing.net rejected your message to the following email addresses:

richard.fraker@boeing.com (richard.fraker@boeing.com)

A problem occurred while delivering your message to this email address. Try sending your message again.

phx-mbsin-01.mbs.boeing.net gave this error:
<richard.fraker@boeing.com>... User unknown

GOOD FAITH ATTEMPT

Diagnostic information for administrators:

Generating server: BY2PR09MB0232.namprd09.prod.outlook.com

richard.fraker@boeing.com
phx-mbsin-01.mbs.boeing.net
Remote Server returned '550 5.0.0 <richard.fraker@boeing.com>... User unknown'

Original message headers:

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=snoco.onmicrosoft.com; s=selector1-co-snohomish-wa-us; h=From:Date:Subject:Message-ID:Content-Type:MIME-Version; bh=rTLp46Feflg/BqamAP8bdNtCohOc/fBi5iHq4ITzAMw=;

b=JfgM68HxA9NGH1eUeN27V7y7VOiE8ch1sMQZUwUCGP+CKDjnodxfRTNHi4X1/7C3ae6tJDLw9+B7M17XklbUaIGcjZYjKMHKHVtVb27x1y7yvzhkhFpIu+YaoJymZb7qwLW1kKlFjATbkaM8wREyxc0jha/9+PhD3ywuqmTtsI=

Received: from BY2PR09MB0231.namprd09.prod.outlook.com (10.160.122.21) by BY2PR09MB0232.namprd09.prod.outlook.com (10.160.122.22) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P256) id 15.20.696.15; Mon, 23 Apr 2018 14:10:42 +0000

Received: from BY2PR09MB0231.namprd09.prod.outlook.com ([fe80::4c43:e4a3:7805:f1ce]) by BY2PR09MB0231.namprd09.prod.outlook.com ([fe80::4c43:e4a3:7805:f1ce%18]) with mapi id 15.20.0696.016; Mon, 23 Apr 2018 14:10:42 +0000

From: "Arnett, Kristine" <kris.arnett@co.snohomish.wa.us>
To: "jane@d5research.com" <jane@d5research.com>
CC: "jpferry@samishtribe.nsn.us" <jpferry@samishtribe.nsn.us>, "jpeterson@swinomish.nsn.us" <jpeterson@swinomish.nsn.us>, "lsantonik@gmail.com" <lsantonik@gmail.com>, "llbajema@gmail.com" <llbajema@gmail.com>, "jbakken7@comcast.net" <jbakken7@comcast.net>, "braunsky@live.com"

<braunsky@live.com>, "mabu@acm.org" <mabu@acm.org>,
"scalandrillo@hotmail.com" <scalandrillo@hotmail.com>, "casperdenn@aol.com"
<casperdenn@aol.com>, "jcguitar@jps.net" <jcguitar@jps.net>,
"maaren.ruby@gmail.com" <maaren.ruby@gmail.com>, "cova.fam@gmail.com"
<cova.fam@gmail.com>, "irenedabanian@yahoo.com" <irenedabanian@yahoo.com>,
"ccewing@gmail.com" <ccewing@gmail.com>, "richard.fraker@boeing.com"
<richard.fraker@boeing.com>, "davidhambelton@aol.com"
<davidhambelton@aol.com>, "harrisonrsl2@earthlink.net"
<harrisonrsl2@earthlink.net>, "patholz@comcast.net" <patholz@comcast.net>,
"deloresjensen@comcast.net" <deloresjensen@comcast.net>,
"ktnjohnson99@hotmail.com" <ktnjohnson99@hotmail.com>, "ckato@uw.edu"
<ckato@uw.edu>, "emily.kelton@comcast.net" <emily.kelton@comcast.net>,
"kintnerpat@hotmail.com" <kintnerpat@hotmail.com>, "gtkulseth@comcast.net"
<gtkulseth@comcast.net>, "klamb@jbsl.com" <klamb@jbsl.com>,
"leyded@hotmail.com" <leyded@hotmail.com>, "dlevitan77@gmail.com"
<dlevitan77@gmail.com>, "ncm@w-link.net" <ncm@w-link.net>,
"b.minogue@gmail.com" <b.minogue@gmail.com>, "jmfootprint@gmail.com"
<jmfootprint@gmail.com>, "davidpassey@comcast.net" <davidpassey@comcast.net>,
"ethan.petro@gmail.com" <ethan.petro@gmail.com>, "ffpeterson@gmail.com"
<ffpeterson@gmail.com>, "fishlover5@comcast.net" <fishlover5@comcast.net>,
"jschalka@yahoo.com" <jschalka@yahoo.com>, "aninsill@gmail.com"
<aninsill@gmail.com>, "sharonbsterling@yahoo.com"
<sharonbsterling@yahoo.com>, "surowieclisa@gmail.com"
<surowieclisa@gmail.com>, "jmaukmd@gmail.com" <jmoukmd@gmail.com>,
"ms.allisontaylor@gmail.com" <ms.allisontaylor@gmail.com>,
"boekeel917@hotmail.com" <boekeel917@hotmail.com>

Subject: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00
p.m. - Postcard Notice

Thread-Topic: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at
2:00 p.m. - Postcard Notice

Thread-Index: AdPZAOVX3500AuJUR5Cjhau+V0dzQg==

Importance: high

X-Priority: 1

Date: Mon, 23 Apr 2018 14:10:42 +0000

Message-ID:

<BY2PR09MB02311B27964C307B1FD00A5897890@BY2PR09MB0231.namprd09.prod.outlook.com>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach: yes

X-MS-TNEF-Correlator:

authentication-results: spf=none (sender IP is)

smtp.mailfrom=kris.arnett@co.snohomish.wa.us;

x-originating-ip: [207.183.1.30]

x-ms-publictraffictype: Email

x-microsoft-exchange-diagnostics:

1;BY2PR09MB0232;7:f71/wxsuCWJbFuR3qKU040GmWNDJeSgjd2dZDXLakSCedSDJx5EyH7yW8KZE8CXnfUGip9P
xVvMzByVhHRluPxz2IHnmavJUUp39R43vOcPQlmmnAiZVOvXmT5DNffmJObdWuztasC3U3xgKN1YhLhIErx9Fc5UfV
7Q1zv4tfLnXqgM3S65yZmvFxFgJlIinLXcuiVOAIODlYm799vCvYA8XiXjXU500QvE3+cqGel0qbd90PesVGrAn8d
uRMJAoP

x-microsoft-antispam:

UriScan;;BCL:0;PCL:0;RULEID:(7020095)(4652020)(5600026)(4534165)(4627221)(201703031133081
) (201702281549075) (2017052603328) (7153060) (49563074) (7193020);SRVR:BY2PR09MB0232;

x-ms-traffictypediagnostic: BY2PR09MB0232:

x-microsoft-antispam-prvs:

<BY2PR09MB02321D4AC9C7F8833AD645AF97890@BY2PR09MB0232.namprd09.prod.outlook.com>

x-exchange-antispam-report-test: UriScan:(28532068793085)(21748063052155);

x-exchange-antispam-report-cfa-test:

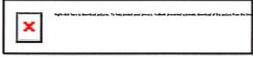
BCL:0;PCL:0;RULEID:(102415395)(6040522)(2401047)(8121501046)(5005006)(3231232)(944501410)
(52105095)(10201501046)(93006095)(93001095)(3002001)(6041310)(201703131423095)(2017022815
28075)(20161123555045)(201703061421075)(201703061406153)(20161123562045)(20161123564045)(
20161123560045)(20161123558120)(6072148)(201708071742011);SRVR:BY2PR09MB0232;BCL:0;PCL:0;
RULEID;;SRVR:BY2PR09MB0232;

x-forefront-prvs: 06515DA04B
x-forefront-antispam-report:
SFV:NSPM;SFS:(10019020)(39380400002)(396003)(39840400004)(376002)(346002)(366004)(242040007)(74482002)(1730700003)(81166006)(14454004)(606006)(6916009)(15650500001)(5660300001)(6506007)(26005)(790700001)(59450400001)(3846002)(10710500007)(5630700001)(54906003)(6116002)(8936002)(476003)(25786009)(2906002)(99286004)(7416002)(8676002)(33656002)(7406005)(316002)(102836004)(53936002)(236005)(478600001)(2351001)(9686003)(6436002)(7736002)(711050001)(186003)(66066001)(8656006)(45426003)(55016002)(3280700002)(6306002)(54896002)(99936001)(2900100001)(81686011)(74316002)(5640700003)(5890100001)(8666007)(2501003)(5250100002)(7696005)(4326008)(39060400002)(86362001)(3660700001);DIR:OUT;SFP:1102;SCL:1;SRVR:BY2PR09MB0232;H:BY2PR09MB0231.namprd09.prod.outlook.com;FPR:;SPF:None;LANG:en;MLV:ovrnspm;PTR:InfoNoRecords;
received-spf: None (protection.outlook.com: co.snohomish.wa.us does not designate permitted sender hosts)
x-microsoft-antispam-message-info:
gad+tRRfC2bzelSi7HUx2iz/1F4A/zfI5uyDijIrxM/EcRxE2y5TLrCNsDxb3be9kB3UtyB/UcHy/y+cAJEc9ooCqzH7DoHD59ZvaVZgrpi2msL5xr8sJZs18KyUltAn9GsrAmHkREsVYt3xSxhymdtbNRH+HzvyL/AVJE9v5vW2L1kd4YPojO2gAaQPih
spamdiagnosticoutput: 1:99
spamdiagnosticmetadata: NSPM
Content-Type: multipart/mixed;
 boundary="_004_BY2PR09MB02311B27964C307B1FD00A5897890BY2PR09MB0231namp_"
MIME-Version: 1.0
X-MS-Office365-Filtering-Correlation-Id: f50cedd2-c136-4dc7-d31c-08d5a923ffffe
X-OriginatorOrg: co.snohomish.wa.us
X-MS-Exchange-CrossTenant-Network-Message-Id: f50cedd2-c136-4dc7-d31c-08d5a923ffffe
X-MS-Exchange-CrossTenant-originalarrivaltime: 23 Apr 2018 14:10:42.4445
(UTC)
X-MS-Exchange-CrossTenant-fromentityheader: Hosted
X-MS-Exchange-CrossTenant-id: 6bd456aa-bc07-4218-897c-4d0a6a503ee2
X-MS-Exchange-Transport-CrossTenantHeadersStamped: BY2PR09MB0232

J Ferry

Arnett, Kristine

From: postmaster@samishtribe.nsn.us
To: jpferry@samishtribe.nsn.us
Sent: Monday, April 23, 2018 7:11 AM
Subject: Undeliverable: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice



GOOD FAITH ATTEMPT

Your message to jpferry@samishtribe.nsn.us couldn't be delivered.

[jpferry](mailto:jpferry@samishtribe.nsn.us) wasn't found at samishtribe.nsn.us.

kris.arnett

Office 365

jpferry

Action Required

Recipient

Unknown To address

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose **Send Again** from the Report ribbon. In Outlook on the web, select this NDR, then select the link "**To send this message again, click here.**" Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click **Send**.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: [Fix email delivery issues for error code 5.1.10 in Office 365](#), and then send the message again. Retype the entire recipient address before selecting **Send**.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

More Info for Email Admins

Status code: 550 5.1.10

This error occurs because the sender sent a message to an email address hosted by Office 365 but the address is incorrect or doesn't exist at the destination domain. The error is reported by the recipient domain's email server, but most often it must be fixed by the person who sent the message. If the steps in the **How to Fix It** section above don't fix the problem, and you're the email admin for the recipient, try one or more of the following:

The email address exists and is correct - Confirm that the recipient address exists, is correct, and is accepting messages.

Synchronize your directories - If you have a hybrid environment and are using directory synchronization make sure the recipient's email address is synced correctly in both Office 365 and in your on-premises directory.

Errant forwarding rule - Check for forwarding rules that aren't behaving as expected. Forwarding can be set up by an admin via mail flow rules or mailbox forwarding address settings, or by the recipient via the Inbox Rules feature.

Recipient has a valid license - Make sure the recipient has an Office 365 license assigned to them. The recipient's email admin can use the Office 365 admin center to assign a license (Users > Active Users > select the recipient > Assigned License > Edit).

Mail flow settings and MX records are not correct - Misconfigured mail flow or MX record settings can cause this error. Check your Office 365 mail flow settings to make sure your domain and any mail flow connectors are set up correctly. Also, work with your domain registrar to make sure the MX records for your domain are configured correctly.

For more information and additional tips to fix this issue, see [Fix email delivery issues for error code 5.1.10 in Office 365](#).

Original Message Details

Created Date: 4/23/2018 2:10:42 PM
Sender Address: kris.arnett@co.snohomish.wa.us
Recipient Address: jpferry@samishtribe.nsn.us
Subject: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice

Error Details

Reported error: 550 5.1.10 RESOLVER.ADR.RecipientNotFound; Recipient jpferry@samishtribe.nsn.us not found by SMTP address lookup
DSN generated by: DM5PR03MB3113.namprd03.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH
1	4/23/2018 2:10:42 PM	BY2PR09MB0231.namprd09.prod.outlook.com	BY2PR09MB0231.namprd09.prod.outlook.com	mapi
2	4/23/2018 2:10:42 PM	BY2PR09MB0231.namprd09.prod.outlook.com	BY2PR09MB0232.namprd09.prod.outlook.com	Microsoft SMTP S cipher=TLS_ECDH
3	4/23/2018 2:11:00 PM	GCC01-CY1- obe.outbound.protection.outlook.com	SN1NAM04FT019.mail.protection.outlook.com	Microsoft SMTP S cipher=TLS_ECDH
4	4/23/2018 2:11:01 PM	SN1NAM04FT019.eop- NAM04.prod.protection.outlook.com	CY1PR03CA0008.outlook.office365.com	Microsoft SMTP S cipher=TLS_ECDH
5	4/23/2018 2:11:01 PM	CY1PR03CA0008.namprd03.prod.outlook.com	DM5PR03MB3113.namprd03.prod.outlook.com	Microsoft SMTP S cipher=TLS_ECDH

Original Message Headers

Received: from CY1PR03CA0008.namprd03.prod.outlook.com (2603:10b6:600::18) by DM5PR03MB3113.namprd03.prod.outlook.com (2603:10b6:4:3c::22) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P256) id 15.20.696.15; Mon, 23 Apr 2018 14:11:01 +0000

Received: from SN1NAM04FT019.eop-NAM04.prod.protection.outlook.com (2a01:111:f400:7e4c::200) by CY1PR03CA0008.outlook.office365.com (2603:10b6:600::18) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384) id 15.20.696.12 via Frontend Transport; Mon, 23 Apr 2018 14:11:01 +0000

Authentication-Results: spf=pass (sender IP is 23.103.200.132). smtp.mailfrom=co.snohomish.wa.us; samishtribe.nsn.us; dkim=pass (signature was verified) header.d=snoco.onmicrosoft.com; samishtribe.nsn.us; dmarc=bestguesspass action=none header.from=co.snohomish.wa.us;

Received-SPF: Pass (protection.outlook.com: domain of co.snohomish.wa.us designates 23.103.200.132 as permitted sender) receiver=protection.outlook.com; client-ip=23.103.200.132; helo=GCC01-CY1-obe.outbound.protection.outlook.com;

Received: from GCC01-CY1-obe.outbound.protection.outlook.com (23.103.200.132) by SN1NAM04FT019.mail.protection.outlook.com (10.152.88.152) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P384) id 15.20.696.11 via Frontend Transport; Mon, 23 Apr 2018 14:11:00 +0000

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=snoco.onmicrosoft.com; s=selector1-co-snohomish-wa-us; h=From:Date:Subject:Message-ID:Content-Type:MIME-Version; bh=rTLp46Feflg/BqamAP8bdNtCohOc/fBi5iHq4ITzAMw=;

b=JfgM68HxA9NGH1eUeN27V7y7VOiE8cH1sMQZUwUCGP+CKDjnodxfRTNHi4X1/7C3ae6tJDLw9+B7M17XklbUaIG
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Received: from BY2PR09MB0231.namprd09.prod.outlook.com (10.160.122.21) by
BY2PR09MB0232.namprd09.prod.outlook.com (10.160.122.22) with Microsoft SMTP
Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P256) id
15.20.696.15; Mon, 23 Apr 2018 14:10:42 +0000

Received: from BY2PR09MB0231.namprd09.prod.outlook.com
([fe80::4c43:e4a3:7805:flce]) by BY2PR09MB0231.namprd09.prod.outlook.com
([fe80::4c43:e4a3:7805:flce%18]) with mapi id 15.20.0696.016; Mon, 23 Apr
2018 14:10:42 +0000

From: "Arnett, Kristine" <kris.arnett@co.snohomish.wa.us>

To: "jane@d5research.com" <jane@d5research.com>

CC: "jpferry@samishtribe.nsn.us" <jpferry@samishtribe.nsn.us>,
"jrpeters@swinomish.nsn.us" <jrpeters@swinomish.nsn.us>, "lsantonik@gmail.com"
<lsantonik@gmail.com>, "llbajema@gmail.com" <llbajema@gmail.com>,
"jbakken7@comcast.net" <jbakken7@comcast.net>, "braunsky@live.com"
<braunsky@live.com>, "mabu@acm.org" <mabu@acm.org>,
"scalandrillo@hotmail.com" <scalandrillo@hotmail.com>, "casperdenn@aol.com"
<casperdenn@aol.com>, "jcguitar@jps.net" <jcguitar@jps.net>,
"maaren.ruby@gmail.com" <maaren.ruby@gmail.com>, "cova.fam@gmail.com"
<cova.fam@gmail.com>, "irededabanian@yahoo.com" <irededabanian@yahoo.com>,
"ccewing@gmail.com" <ccewing@gmail.com>, "richard.fraker@boeing.com"
<richard.fraker@boeing.com>, "davidhambelton@aol.com"
<davidhambelton@aol.com>, "harrisonrs12@earthlink.net"
<harrisonrs12@earthlink.net>, "patholz@comcast.net" <patholz@comcast.net>,
"deloresjensen@comcast.net" <deloresjensen@comcast.net>,
"ktnjohnson99@hotmail.com" <ktnjohnson99@hotmail.com>, "ckato@uw.edu"
<ckato@uw.edu>, "emily.kelton@comcast.net" <emily.kelton@comcast.net>,
"kintnerpat@hotmail.com" <kintnerpat@hotmail.com>, "gtkulseth@comcast.net"
<gtkulseth@comcast.net>, "klamb@jbsl.com" <klamb@jbsl.com>,
"leyded@hotmail.com" <leyded@hotmail.com>, "dlevitan77@gmail.com"
<dlevitan77@gmail.com>, "ncm@w-link.net" <ncm@w-link.net>,
"b.minogue@gmail.com" <b.minogue@gmail.com>, "jmfootprint@gmail.com"
<jmfootprint@gmail.com>, "davidpassey@comcast.net" <davidpassey@comcast.net>,
"ethan.petro@gmail.com" <ethan.petro@gmail.com>, "ffpeterperson@gmail.com"
<ffpeterperson@gmail.com>, "fishlover5@comcast.net" <fishlover5@comcast.net>,
"jschalka@yahoo.com" <jschalka@yahoo.com>, "ansill@gmail.com"
<ansill@gmail.com>, "sharonbsterling@yahoo.com"
<sharonbsterling@yahoo.com>, "suowieclisa@gmail.com"
<suowieclisa@gmail.com>, "jmaukmd@gmail.com" <jmaukmd@gmail.com>,
"ms.allisontaylor@gmail.com" <ms.allisontaylor@gmail.com>,
"boekeel1917@hotmail.com" <boekeel1917@hotmail.com>

Subject: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00
p.m. - Postcard Notice

Thread-Topic: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at
2:00 p.m. - Postcard Notice

Thread-Index: AdPZAOVX3500AuJUR5Cjhau+VOdzQg==
Importance: high
X-Priority: 1
Date: Mon, 23 Apr 2018 14:10:42 +0000
Message-ID:
<BY2PR09MB02311B27964C307B1FD00A5897890@BY2PR09MB0231.namprd09.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
Authentication-Results-Original: spf=none (sender IP is)
smtp.mailfrom=kris.arnett@co.snohomish.wa.us;
x-originating-ip: [207.183.1.30]
x-ms-publictraffictype: Email
X-Microsoft-Exchange-Diagnostics-untrusted:
1;BY2PR09MB0232;7:f71/wxsuCWJbFuR3qKU040GmWNDJeSgjd2dZDXLakSCedSDJx5EyH7yW8KZE8CXnfUGip9P
xVvMzByVhHR1uPxz2IHnnavJUp39R43vOcPQlmmnAiZVOvXmT5DNffMJObdWuztasC3U3xgKN1YhLhIERx9Fc5UfV
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X-Microsoft-Antispam-Untrusted:
UriScan:;BCL:0;PCL:0;RULEID:(7020095)(4652020)(5600026)(4534165)(4627221)(201703031133081
) (201702281549075) (2017052603328) (7153060) (49563074) (7193020);SRVR:BY2PR09MB0232;
X-MS-TrafficTypeDiagnostic: BY2PR09MB0232:|DM5PR03MB3113:
x-microsoft-antispam-prvs:
<BY2PR09MB02321D4AC9C7F8833AD645AF97890@BY2PR09MB0232.namprd09.prod.outlook.com>
x-exchange-antispam-report-test: UriScan:(28532068793085)(21748063052155);
x-exchange-antispam-report-cfa-test:
BCL:0;PCL:0;RULEID:(102415395)(6040522)(2401047)(8121501046)(5005006)(3231232)(944501410)
(52105095)(10201501046)(93006095)(93001095)(3002001)(6041310)(201703131423095)(2017022815
28075)(20161123555045)(201703061421075)(201703061406153)(20161123562045)(20161123564045)(
20161123560045)(20161123558120)(6072148)(201708071742011);SRVR:BY2PR09MB0232;BCL:0;PCL:0;
RULEID:;SRVR:BY2PR09MB0232;
x-forefront-prvs: 06515DA04B
X-Forefront-Antispam-Report-Untrusted:
SFV:NSPM;SFS:(10019020)(39380400002)(396003)(39840400004)(376002)(346002)(366004)(2420400
007)(74482002)(1730700003)(81166006)(14454004)(606006)(6916009)(15650500001)(5660300001)(
6506007)(26005)(790700001)(59450400001)(3846002)(10710500007)(5630700001)(54906003)(61160
02)(8936002)(476003)(25786009)(2906002)(99286004)(7416002)(8676002)(33656002)(7406005)(31
6002)(102836004)(53936002)(236005)(478600001)(2351001)(9686003)(6436002)(7736002)(7110500
001)(186003)(66066001)(8656006)(45426003)(55016002)(3280700002)(6306002)(54896002)(999360
01)(2900100001)(81686011)(74316002)(5640700003)(5890100001)(8666007)(2501003)(5250100002)
(7696005)(4326008)(39060400002)(86362001)(3660700001);DIR:OUT;SFP:1102;SCL:1;SRVR:BY2PR09
MB0232;H:BY2PR09MB0231.namprd09.prod.outlook.com;FPR:;SPF:None;LANG:en;MLV:ovrnspm;PTR:In
foNoRecords;
received-spf: None (protection.outlook.com: co.snohomish.wa.us does not
designate permitted sender hosts)
X-Microsoft-Antispam-Message-Info-Original:
gad+tRRfC2bzelsi7HUx2iz/1F4A/zfI5uyDijIrxM/EcRxE2y5TLrCNsDxb3be9kB3UtyB/UcHy/y+cAJEc9ooC
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4YPoj02gAaQPih
spamdiagnosticoutput: 1:99
spamdiagnosticmetadata: NSPM
Content-Type: multipart/mixed;

boundary="_004_BY2PR09MB02311B27964C307B1FD00A5897890BY2PR09MB0231namp_"
MIME-Version: 1.0
X-MS-Office365-Filtering-Correlation-Id: f50cedd2-c136-4dc7-d31c-08d5a923fffe
X-MS-Exchange-Transport-CrossTenantHeadersStamped: BY2PR09MB0232
Return-Path: kris.arnett@co.snohomish.wa.us
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 0f6cb578-2733-4fbb-b1d0-d0304ea5675f:0
X-MS-Exchange-Transport-CrossTenantHeadersStripped: SN1NAM04FT019.eop-NAM04.prod.protection.outlook.com
X-MS-Exchange-Transport-CrossTenantHeadersPromoted: SN1NAM04FT019.eop-NAM04.prod.protection.outlook.com
X-Forefront-Antispam-Report: CIP:23.103.200.132;IPV:NLI;CTRY:;EFV:NLI;
X-Microsoft-Exchange-Diagnostics:
1;SN1NAM04FT019;1:DxfWb/vMvPIYLIPjUgsnciksf9l7qQhbH52V1Fviv8CXHX/clqng/5WxHarJxxxPIq8gz3
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B2w==

Nancy Mewis

Arnett, Kristine

From: Microsoft Outlook
To: ncm@w-link.net
Sent: Monday, April 23, 2018 7:11 AM
Subject: Undeliverable: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice



GOOD FAITH ATTEMPT

Your message to ncm@w-link.net couldn't be delivered.

ncm wasn't found at w-link.net.

kris.arnett

Office 365

ncm

Action Required

Recipient

Unknown To address

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose **Send Again** from the Report ribbon. In Outlook on the web, select this NDR, then select the link "**To send this message again, click here.**" Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click **Send**.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: [Fix email delivery issues for error code 5.1.1 in Office 365](#), and then send the message again. Retype the entire recipient address before selecting **Send**.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

More Info for Email Admins

Status code: 550 5.1.1

This error occurs because the sender sent a message to an email address outside of Office 365, but the address is incorrect or doesn't exist at the destination domain. The error is reported by the recipient domain's email server, but most often it must be fixed by the person who sent the message. If the steps in the **How to Fix It** section above don't fix the problem, and you're the email admin for the recipient, try one or more of the following:

The email address exists and is correct - Confirm that the recipient address exists, is correct, and is accepting messages.

Synchronize your directories - If you have a hybrid environment and are using directory synchronization make sure the recipient's email address is synced correctly in both Office 365 and in your on-premises directory.

Errant forwarding rule - Check for forwarding rules that aren't behaving as expected. Forwarding can be set up by an admin via mail flow rules or mailbox forwarding address settings, or by the recipient via the Inbox Rules feature.

Mail flow settings and MX records are not correct - Misconfigured mail flow or MX record settings can cause this error. Check your Office 365 mail flow settings to make sure your domain and any mail flow connectors are set up correctly. Also, work with your domain registrar to make sure the MX records for your domain are configured correctly.

For more information and additional tips to fix this issue, see [Fix email delivery issues for error code 550 5.1.1 in Office 365](#).

Original Message Details

Created Date: 4/23/2018 2:10:42 PM
Sender Address: kris.arnett@co.snohomish.wa.us
Recipient Address: ncm@w-link.net
Subject: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice

Error Details

Reported error: 550 5.1.1 <ncm@w-link.net>: Recipient address rejected: undeliverable address: host mail.w-link.net[207.244.150.27] said: 550 5.1.1 <ncm@w-link.net>: Recipient address rejected: User unknown in local recipient table (in reply to RCPT TO command)
DSN generated by: BY2PR09MB0232.namprd09.prod.outlook.com
Remote server: mx01.w-link.net

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH
1	4/23/2018 2:10:42 PM	BY2PR09MB0231.namprd09.prod.outlook.com	BY2PR09MB0231.namprd09.prod.outlook.com	mapi
2	4/23/2018 2:10:42 PM	BY2PR09MB0231.namprd09.prod.outlook.com	BY2PR09MB0232.namprd09.prod.outlook.com	Microsoft SMTP Se cipher=TLS_ECDHE

Original Message Headers

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=snoco.onmicrosoft.com;
s=selector1-co-snohomish-wa-us;
h=From:Date:Subject:Message-ID:Content-Type:MIME-Version;
bh=rTLp46Feflg/BqamAP8bdNtCohOc/fBi5iHq4ITzAMw=;

b=JfgM68HxA9NGH1eUeN27V7y7VOiE8cH1sMQZUwUCGP+CKDjnodxfRTNHi4X1/7C3ae6tJDLw9+B7M17Xk1bUaIG
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Received: from BY2PR09MB0231.namprd09.prod.outlook.com (10.160.122.21) by
BY2PR09MB0232.namprd09.prod.outlook.com (10.160.122.22) with Microsoft SMTP
Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P256) id
15.20.696.15; Mon, 23 Apr 2018 14:10:42 +0000

Received: from BY2PR09MB0231.namprd09.prod.outlook.com
([fe80::4c43:e4a3:7805:flce]) by BY2PR09MB0231.namprd09.prod.outlook.com
([fe80::4c43:e4a3:7805:flce%18]) with mapi id 15.20.0696.016; Mon, 23 Apr
2018 14:10:42 +0000

From: "Arnett, Kristine" <kris.arnett@co.snohomish.wa.us>

To: "jane@d5research.com" <jane@d5research.com>

CC: "jpferry@samishtribe.nsn.us" <jpferry@samishtribe.nsn.us>,

"jpeters@swinomish.nsn.us" <jpeters@swinomish.nsn.us>, "lsantonik@gmail.com"
<lsantonik@gmail.com>, "llbajema@gmail.com" <llbajema@gmail.com>,
"jbakken7@comcast.net" <jbakken7@comcast.net>, "braunsky@live.com"
<braunsky@live.com>, "mabu@acm.org" <mabu@acm.org>,
"scalandrillo@hotmail.com" <scalandrillo@hotmail.com>, "casperdenn@aol.com"
<casperdenn@aol.com>, "jcguitar@jps.net" <jcguitar@jps.net>,
"maaren.ruby@gmail.com" <maaren.ruby@gmail.com>, "cova.fam@gmail.com"
<cova.fam@gmail.com>, "irededabanian@yahoo.com" <irededabanian@yahoo.com>,
"ccewing@gmail.com" <ccewing@gmail.com>, "richard.fraker@boeing.com"
<richard.fraker@boeing.com>, "davidhambelton@aol.com"
<davidhambelton@aol.com>, "harrisonrs12@earthlink.net"
<harrisonrs12@earthlink.net>, "patholz@comcast.net" <patholz@comcast.net>,
"deloresjensen@comcast.net" <deloresjensen@comcast.net>,
"ktnjohnson99@hotmail.com" <ktnjohnson99@hotmail.com>, "ckato@uw.edu"
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"kintnerpat@hotmail.com" <kintnerpat@hotmail.com>, "gtkulseth@comcast.net"
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"leyded@hotmail.com" <leyded@hotmail.com>, "dlevitan77@gmail.com"
<dlevitan77@gmail.com>, "ncm@w-link.net" <ncm@w-link.net>,

"b.minogue@gmail.com" <b.minogue@gmail.com>, "jmfootprint@gmail.com" <jmfootprint@gmail.com>, "davidpassey@comcast.net" <davidpassey@comcast.net>, "ethan.petro@gmail.com" <ethan.petro@gmail.com>, "ffpeterson@gmail.com" <ffpeterson@gmail.com>, "fishlover5@comcast.net" <fishlover5@comcast.net>, "jschalka@yahoo.com" <jschalka@yahoo.com>, "aninsill@gmail.com" <aninsill@gmail.com>, "sharonbsterling@yahoo.com" <sharonbsterling@yahoo.com>, "surowieclisa@gmail.com" <surowieclisa@gmail.com>, "jmaukmd@gmail.com" <jmaukmd@gmail.com>, "ms.allisontaylor@gmail.com" <ms.allisontaylor@gmail.com>, "boekeel917@hotmail.com" <boekeel917@hotmail.com>

Subject: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice

Thread-Topic: 11-101457-LU Point Wells Urban Center Hearing May 16, 2081 at 2:00 p.m. - Postcard Notice

Thread-Index: AdPZAOVX3500AuJUR5Cjhau+V0dzQg==

Importance: high

X-Priority: 1

Date: Mon, 23 Apr 2018 14:10:42 +0000

Message-ID:

<BY2PR09MB02311B27964C307B1FD00A5897890@BY2PR09MB0231.namprd09.prod.outlook.com>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach: yes

X-MS-TNEF-Correlator:

authentication-results: spf=none (sender IP is)

smtp.mailfrom=kris.arnett@co.snohomish.wa.us;

x-originating-ip: [207.183.1.30]

x-ms-publictraffictype: Email

x-microsoft-exchange-diagnostics:

1;BY2PR09MB0232;7:f71/wxsuCWJbFuR3qKU040GmWNDJeSgjd2dZDXLakSCedSDJx5EyH7yW8KZE8CXnfUGip9P
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(201702281549075)(2017052603328)(7153060)(49563074)(7193020);SRVR:BY2PR09MB0232;

x-ms-traffictypediagnostic: BY2PR09MB0232:

x-microsoft-antispam-prvs:

<BY2PR09MB02321D4AC9C7F8833AD645AF97890@BY2PR09MB0232.namprd09.prod.outlook.com>

x-exchange-antispam-report-test: UriScan:(28532068793085)(21748063052155);

x-exchange-antispam-report-cfa-test:

BCL:0;PCL:0;RULEID:(102415395)(6040522)(2401047)(8121501046)(5005006)(3231232)(944501410)
(52105095)(10201501046)(93006095)(93001095)(3002001)(6041310)(201703131423095)(2017022815
28075)(20161123555045)(201703061421075)(201703061406153)(20161123562045)(20161123564045)(
20161123560045)(20161123558120)(6072148)(201708071742011);SRVR:BY2PR09MB0232;BCL:0;PCL:0;
RULEID:;SRVR:BY2PR09MB0232;

x-forefront-prvs: 06515DA04B

x-forefront-antispam-report:

SFV:NSPM;SFS:(10019020)(39380400002)(396003)(39840400004)(376002)(346002)(366004)(2420400
007)(74482002)(1730700003)(81166006)(14454004)(606006)(6916009)(15650500001)(5660300001)(
6506007)(26005)(790700001)(59450400001)(3846002)(10710500007)(5630700001)(54906003)(61160

02) (8936002) (476003) (25786009) (2906002) (99286004) (7416002) (8676002) (33656002) (7406005) (3166002) (102836004) (53936002) (236005) (478600001) (2351001) (9686003) (6436002) (7736002) (711050001) (186003) (66066001) (8656006) (45426003) (55016002) (3280700002) (6306002) (54896002) (99936001) (2900100001) (81686011) (74316002) (5640700003) (5890100001) (8666007) (2501003) (5250100002) (7696005) (4326008) (39060400002) (86362001) (3660700001); DIR:OUT; SFP:1102; SCL:1; SRVR:BY2PR09MB0232; H:BY2PR09MB0231.namprd09.prod.outlook.com; FPR:; SPF:None; LANG:en; MLV:ovrnspm; PTR:In foNoRecords;

received-spf: None (protection.outlook.com: co.snohomish.wa.us does not designate permitted sender hosts)

x-microsoft-antispam-message-info:

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spamdiagnosticmetadata: NSPM

Content-Type: multipart/mixed;

boundary="_004_BY2PR09MB02311B27964C307B1FD00A5897890BY2PR09MB0231namp_"

MIME-Version: 1.0

X-MS-Office365-Filtering-Correlation-Id: f50cedd2-c136-4dc7-d31c-08d5a923fffe

X-OriginatorOrg: co.snohomish.wa.us

X-MS-Exchange-CrossTenant-Network-Message-Id: f50cedd2-c136-4dc7-d31c-08d5a923fffe

X-MS-Exchange-CrossTenant-originalarrivaltime: 23 Apr 2018 14:10:42.4445

(UTC)

X-MS-Exchange-CrossTenant-fromentityheader: Hosted

X-MS-Exchange-CrossTenant-id: 6bd456aa-bc07-4218-897c-4d0a6a503ee2

X-MS-Exchange-Transport-CrossTenantHeadersStamped: BY2PR09MB0232



AFFIDAVIT OF NOTIFICATION

FILE NO: 11 101457 LU – Point Wells Development

APPLICANT: BSRE Point Wells LP c/o Karr Tuttle Campbell Attn: Douglas A Luetjen

DOCUMENT: Notice of Open Record Hearing

I, **Kris Arnett** the undersigned, a Customer Service Representative with the Snohomish County Planning and Development Services department, certify under penalty of perjury and under the laws of the State of Washington that:

1. I have been authorized by Planning and Development Services, to have legal notices published as required by Snohomish County Code.
2. Said notice was e-mailed to the official county newspaper (The Herald) on Thursday, April 23, 2018.
3. A copy of said re-publication is attached hereto and appeared in said newspaper on Wednesday, April 25, 2018.

Signed at Everett, Washington on

Wednesday, April 25, 2018

(DAY, DATE)

Customer Service Representative _____

Kris Arnett

(SIGNATURE)

Publication Date: April 25, 2018

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS)
2nd Floor Customer Service Center.
- *NEW* Permit Center and Record Center Hours are
 - o 8:00 a.m. to Noon & 1:00 p.m. to 4:00 p.m. Mon, Tues, Wed and Fri
 - o 10:00 a.m. to Noon & 1:00 p.m. to 4:00 p.m. Thurs
 - o Please call ahead to be certain the project file is available.
 - o Please Note: submittals of projects are now taken by appointment only

To comment on a project:

- Submit written comments to PDS at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period.
- Comments, on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions as required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. **NOTE:** only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- Department decisions (including SEPA threshold determinations): submit a written appeal and the \$500 filing fee to PDS prior to the close of the appeal period. Refer to SCC 30.71.050(5) for details on what must be included in a written appeal.
- A SEPA appeal also requires that an affidavit or declaration be filed with the hearing examiner within seven days of filing the appeal, pursuant to SCC 30.61.305(1).
- Hearing examiner decisions issued after a public hearing are appealable as described in the examiner's decision. Notice of those decisions is not published. You must have submitted written comments to PDS or written or oral comments at the public hearing in order to appeal a hearing examiner's decision.
- Building and Grading applications associated with a Single Family Residence are not subject to the County's appeal process. To file a judicial appeal in Superior Court, refer to WAC 197-11-680 and RCW 43.21C.075.

How to Reach Us:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building at 3000 Rockefeller Avenue, Everett.

Planning and Development Services



County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201
Phone: 425-388-3311 TTY
FAX: 425-388-3872

<http://www1.co.snohomish.wa.us/Departments/PDS/default.htm>

ADA NOTICE: Snohomish County facilities are accessible. Accommodations for persons with disabilities will be provided upon advance request. Please make arrangements one week prior to hearing by calling the Hearing Examiner's office, 425-388-3538 voice, or contact (PDS) at 425-388-7119 voice, or 388-3700 TDD

NOTICE OF APPLICATION

File Name: Alden Place **File Number:** 18-115057 PSD, 18-115057 SPA
Project Description: Preliminary Subdivision for a 4 lot short plat on 1.28 acres.
Location: 117 146th St SW, Lynnwood
Tax Account Number: 003748-000-020-01, 003748-000-020-03
Applicant: MCRB1 LLC
Date of application/Completeness Date: April 13, 2018
Approvals required: Site Plan, Preliminary Short Plat and all other related construction permits.
Concurrency: This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.
Comment Period: Submit written comments on or before **May 16, 2018**
Project Manager: Paul MacCreedy, 425.262.2943
Project Manager e-mail: Paul.Maccreedy@co.snohomish.wa.us EDH805362

NOTICE OF APPLICATION

File Name: Christopher and Melissa Borgen
File Number: 18-115581 ACUP / 18-115581 RK / 18 115580 RK
Project Description: Proposed detached accessory apartment of 667 square feet
Location: 2406 188TH PL SE, BOTHELL
Tax Account #: 006686-000-002-00
Applicant: Christopher Borgen
Date of application/Completeness Date: April 18, 2018
Approvals required: Building permits and Administrative Conditional Use Permit
Comment Period: Submit written comments on or before **May 16, 2018**
Project Manager: Jennifer Lenz 425.262.2943
Project Manager e-mail: Jennifer.Lenz@snoco.org EDH805365

NOTICE OF APPLICATION

File Name: Doug & Georgene Davis **File Number:** 18 115594 ACUP
Project Description: Administrative Conditional Use Permit for Accessory Apartment.
Location: 28610 ROSE RD, ARLINGTON
Tax Account #: 320414-004-013-00
Applicant: Doug & Georgene Davis
Date of application/Completeness Date: April 18, 2018
Approvals required: Administrative Conditional Use Permit
Comment Period: Submit written comments on or before **May 16, 2018**
Project Manager: Amy Overland 425.262.2284
Project Manager e-mail: amy.overland@snoco.org EDH805367

NOTICE OF APPLICATION

File Name: 4428 141st St SE Rezone **File Number:** 18-114704 REZO
Project Description: Proposed rezoning of property from R- 9,600 to R-7200 zoning.
Location: 4228 141st St SE, Snohomish
Tax Account Number: 006954-000-013-00
Applicant: Pacific Ridge - DRH LLC
Date of application/Completeness Date: April 10, 2018
Approvals required: Rezone
Comment Period: Submit written comments on or before **May 16, 2018**
Project Manager: Kristen Holdsworth, 425.262.2951
Project Manager e-mail: kristen.holdsworth@co.snohomish.wa.us EDH805371

NOTICE OF OPEN RECORD HEARING

Project File Name: Point Wells Urban Center
Project File Numbers: 11-101457 LU (land use permit for site plan), 11-101461 SM (shoreline management permit), 11-101464 RC (retaining wall permit), 11-101008 LDA (land disturbing activity) 11-101007 SF (short plat), 11-101457 VAR (parking variance)
Project Description: The applicant proposes to redevelop a marine fuel terminal, petroleum storage facility, and asphalt batching plant to a mixed use urban center consisting of residential, commercial, and public services. The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. The project is proposed to be constructed in four phases. At build out, the project would consist of 47 buildings containing 3,081 dwelling units and approximately 32,000 square feet of commercial/office space; floor area for on-site police and fire service; and approximately 94,000 square feet of retail space. The tallest proposed building would be approximately 180 feet tall. The project would include recreational activity and passive open space, public beach and dock and associated infrastructure. Snohomish County Department of Planning and Development Services (PDS) determined that this proposal is likely to have a significant adverse impact on the environment and issued a Determination of Significance (DS) on February 2, 2014, which required preparation of an EIS under RCW 43.21C.030(2)(c). Although the EIS process was initiated, the PDS SEPA responsible official found the proposal substantially conflicted with adopted plans, ordinances, regulations, and laws. As a result, PDS suspended preparation of the EIS and transmitted a recommendation of denial to the Hearing Examiner under SCC 30.61.220.
Location: Property is located at the extreme southwest part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline; at the northwest terminus of Richmond Beach Drive, (20500 Richmond Beach Dr), Shoreline.
Tax Account Numbers: 270335-003-011-00; 270335-003-012-00, 270335-003-027-00, 270335-003-028-00, 270335-003-030-00, 270335-003-038-00, 270335-003-039-00, 270335-003-040-00, 270335-003043-00
Applicant: Blue Square Real Estate (BSRE) Point Wells, LP
Date of Application/Vesting Date: March 4, 2011
PDS Recommendation: Denial, without an Environmental Impact Statement (EIS) (SCC 30.61.220)
SEPA: Snohomish County Department of Planning and Development Services (PDS) determined that this proposal is likely to have a significant adverse impact on the environment and issued a Determination of Significance (DS) on February 2, 2014, which required preparation of an EIS under RCW 43.21C.030(2)(c). Although the EIS process was initiated, the PDS SEPA responsible official found the proposal substantially conflicted with adopted plans, ordinances, regulations, and laws. As a result, PDS suspended preparation of the EIS and transmitted a recommendation of denial to the Hearing Examiner under SCC 30.61.220.
Hearing Specifics: The public hearing will be held before the Snohomish County Hearing Examiner, beginning **May 16, 2018 at 2:00 p.m.**, First Floor Hearing Room, Administration Building East, 3000 Rockefeller Ave, Everett, WA. **Public testimony will begin May 17, 2018 at 1:30, and go until 7:00 p.m., then begin again May 18, 2018 at 9:00 a.m.**
Project Planner: Paul MacCreedy, phone: 425-262-2943, e-mail: paul.maccreedy@co.snoco.org EDH805375

LEGAL NOTICE

LEGAL NOTICE

AFFIDAVIT OF MAILING

FILE NO: 11 101457 LU – Point Wells Urban Center

APPLICANT: BSRE Point Wells LP c/o Karr Tuttle Campbell Attn: Douglas A Luetjen

DOCUMENT: Notice of Open Record Hearing

I, **Kris Arnett**, Permit Technician, Planning & Development Services, certify under penalty of perjury under the laws of the State of Washington that:

1. I have made a good-faith effort to send the above document to each person and/or agency entitled thereto. The lists of the persons/agencies notified are attached hereto.
2. The total number of notices uploaded to the post office website (or mailed if necessary) was 196.
3. The date this was accomplished April 20, 2018.

Signed at Everett, Washington on April 23, 2018.

Kris Arnett

(Signature)



Order #102743739

Order Date: April 20, 2018

Account: SnocoPermitting

Order Total: \$113.42

Billing Address

*Planning Development
Snohomish County
Mail Stop 604
3000 Rockefeller Ave
Everett WA 98201-4046
United States*

Payment Method

User Credit

 Complete
  In progress
  Attention

Job ID: 2284983

Requested Fulfillment Date: 4/23/2018

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6 Paper Type: White Matte Print Color: Full Color Print Options: Printing Both Sides Mail Class: First Class Production Time: Next Day Base Document Name: 11101457NOH Job Address List Name: 11101457NOH</i> Production Cost for 196 Pieces:\$58.80 First Class Automated card Postage for 184 Pieces: \$50.42 First Class Unsorted card Postage for 12 Pieces: \$4.20 Postage for 0 Pieces: \$0.00		196	\$113.42	
Order Sub Total:			\$113.42	
Invoice Subtotal:			\$113.42	
Total Invoice:			\$113.42	

Arnett, Kristine

From: Arnett, Kristine
Sent: Monday, April 23, 2018 11:17 AM
To: 'Daily Herald Legals'
Cc: Mumma, Kristine; Lente, David
Subject: Sno Co Plan & Dev Svcs - Legal Notices for Wednesday, April 25 edition of Herald
Attachments: apr25noa1.doc; apr25noa2.doc; apr25noa3.doc; apr25noa4.doc; apr25noh1.doc

Importance: High

Karen:

Good morning. Attached are the legal notices.

Thank you,

Kris Arnett | *Permit Technician*

Snohomish County Planning and Development Services | Permitting

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2485 | kris.arnett@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

NOTICE OF OPEN RECORD HEARING

Project File Name: Point Wells Urban Center

Project File Numbers: 11-101457 LU (land use permit for site plan), 11-101461 SM (shoreline management permit), 11-101464 RC (retaining wall permit), 11-101008 LDA (land disturbing activity) 11-101007 SP (short plat), 11-101457 VAR (parking variance)

Project Description: The applicant proposes to redevelop a marine fuel terminal, petroleum storage facility, and asphalt batching plant to a mixed use urban center consisting of residential, commercial, and public services. The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. The project is proposed to be constructed in four phases. At build out, the project would consist of 47 buildings containing 3,081 dwelling units and approximately 32,000 square feet of commercial/office space; floor area for on-site police and fire service; and approximately 94,000 square feet of retail space. The tallest proposed building would be approximately 180 feet tall. The project would include recreational activity areas, passive open space, public beach and dock and associated infrastructure. Snohomish County Department of Planning and Development Services (PDS) determined that this proposal is likely to have a significant adverse impact on the environment and issued a Determination of Significance (DS) on February 2, 2014, which required preparation of an EIS under RCW 43.21C.030(2)(c). Although the EIS process was initiated, the PDS SEPA responsible official found the proposal substantially conflicted with adopted plans, ordinances, regulations, and laws. As a result, PDS suspended preparation of the EIS and transmitted a recommendation of denial to the Hearing Examiner under SCC 30.61.220.

Location: Property is located at the extreme southwest part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline; at the northwest terminus of Richmond Beach Drive, (20500 Richmond Beach Dr), Shoreline.

Tax Account Numbers: 270335-003-011-00; 270335-003-012-00, 270335-003-027-00, 270335-003-028-00, 270335-003-030-00, 270335-003-038-00, 270335-003-039-00, 270335-003-040-00, 270335-003-043-00

Applicant: Blue Square Real Estate (BSRE) Point Wells, LP

Date of Application/Vesting Date: March 4, 2011

PDS Recommendation: Denial, without an Environmental Impact Statement (EIS) (SCC 30.61.220)

SEPA: Snohomish County Department of Planning and Development Services (PDS) determined that this proposal is likely to have a significant adverse impact on the environment and issued a Determination of Significance (DS) on February 2, 2014, which required preparation of an EIS under RCW 43.21C.030(2)(c). Although the EIS process was initiated, the PDS SEPA responsible official found the proposal substantially conflicted with adopted plans, ordinances, regulations, and laws. As a result, PDS suspended preparation of the EIS and transmitted a recommendation of denial to the Hearing Examiner under SCC 30.61.220.

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Project Planner: Paul MacCready, phone: 425-262-2943, e-mail: paul.maccready@co.snooco.org

Bill to:

BSRE Point Wells LP
c/o Karr Tuttle Campbell
Attn: Doug Luetjen
701 Fifth Avenue, Suite 3300
Seattle, WA 98104
(206) 223-1313

Parcel	Name	Address	City	State	Zip
27033500301200	PARAMOUNT OF WASHINGTON LLC	12700 Park Central Dr Ste 1600	Dallas	TX	75251-1517
27033500303100	POINT WELLS LLC	2633 Cherry Ave	Signal Hill	CA	90755-2008
27033500302000	JANTZ GREGORY & LAFON	547 Dayton St	Edmonds	WA	98020-3431
27033500300100	TROMPETER RONALD J & EVANS MARGARET A	24120 116th Ave W	Woodway	WA	98020-5254
27033500301600	LAFFITTE FREDERIC & JANET	24140 116th Ave W	Woodway	WA	98020-5254
27033500302600	ODEGAARD PER J & LAURA	24200 116th Ave W	Woodway	WA	98020-5255
27033500300301	OLLESTAD ONNOLEE J	24220 116th Ave W	Woodway	WA	98020-5255
27033500302000	OCCUPANT	24224 116th Ave W	Woodway	WA	98020-5255
27033500303300	BOGAERT RAYMOND	24306 116th Ave W	Woodway	WA	98020-5261
27033500303400	YOUNG ALFRED J & DIXIE C	24308 116th Ave W	Woodway	WA	98020-5261
27033500303500	OCCUPANT	24310 116th Ave W	Woodway	WA	98020-5261
27033500201700	EHELBERGER LINDSEY L R	23426 Woodway Park Rd	Woodway	WA	98020-6105
27033500200200	ZEVENBERGEN JOHN & NANCY	23520 Woodway Park Rd	Woodway	WA	98020-6106
27033500303000	OCCUPANT	24233 RICHMOND BEACH DR	EDMONDS	WA	98026-0001
27033500303600	KING COUNTY/ROW SUPERVISOR	201 S Jackson St # 0503	Seattle	WA	98104-3855
27033500303900	BSRE POINT WELLS LP	701 5th Ave Ste 3300	Seattle	WA	98104-7055
27033500303500	YOUNG A JAY & LESLIE L	7500 Roosevelt Way NE	Seattle	WA	98115-4221
27033500304500	CITY OF SHORELINE	17500 Midvale Ave N	Shoreline	WA	98133-4905
27033500300600	BRIGGS KAREN E	20450 Richmond Beach Dr NW	Seattle	WA	98177-2439
27033500302300	LEITNER JEFFREY D	20452 Richmond Beach Dr NW	Shoreline	WA	98177-2439
27033500302400	SPEE DOUGLAS K & DONNA L	20454 Richmond Beach Dr NW	Shoreline	WA	98177-2439
27033500300700	HUGHES DARREN M & SANTI	20456 Richmond Beach Dr NW	Shoreline	WA	98177-2439
27033500300200	BUNDRANT JOSEPH & MARY	20530 Richmond Beach Dr NW	Shoreline	WA	98177-2460
	BSRE, Pt. Wells, LP c/o Karr, Tuttle, Campbell/Douglas A. Luetjen	701 5th Ave Ste 3300	Seattle	WA	98104
	David Evans & Assoc. Inc/Jack Molver	1620 W Marine View Dr Ste 200	Everett	WA	98201
	Sno CO PDS/Paul MacCready	3000 Rockefeller Ave #604	Everett	WA	98201
	Sno Co DPW/Steven Thomason	3000 Rockefeller Ave #607	Everett	WA	98201
	Sno Co PUD No. 1/Dean Saksena	PO Box 1107	Everett	WA	98201-1107
	Cascade Bicycle Club/Jeff Aken	7400 Sand Pt. Way NE, Ste 101S	Seattle	WA	98115
	City of Edmonds/Rob Chave	121 5th Ave N	Edmonds	WA	98020-3145

City of Edmonds/Shane Hope, Director	121 5th Ave N	Edmonds	WA	98020-3145
City of Shoreline/Rachael Markle, Plan Dir.	17500 Midvale Ave N	Shoreline	WA	98133-4905
City of Shoreline/Carolyn Wurdeman	17500 Midvale Ave N	Shoreline	WA	98133-4905
City of Shoreline/Paul Cohn	17500 Midvale Ave N	Shoreline	WA	98133-4909
Coldwell Banker Bain/Peter Hayes	150 Bellevue Way SE	Bellevue	WA	98004
Caldwell Baker Danforth/Becky French	2111 N Northgate Way, STE 101	Seattle	WA	98133
Communiyt Transit/June DeVoll	7100 Hardeson Rd	Everett	WA	98203-5834
Davis Wright Tremiane LLP/Lynn Manolopoulos	777 108th Ave NE Ste 2300	Bellevue	WA	98004-5149
Davis Wright Tremaine LLP/Clayton P. Graham	1201 3rd Ave, Ste 2200	Seattle	WA	98101
EA Engineering, Science & Tech Inc./Gretchen Brunner	2200 6th Ave, Ste 707	Seattle	WA	98121
Edmonds Bicycle Advocacy Group/Jan Niemi, Co-Chair	PO Box 644	Edmonds	WA	98020
Edmonds School District #15	20420 68 Ave W	Lynnwood	WA	98036
EKW Law/Peter Eglick	1000 2nd Ave, Ste 3130	Seattle	WA	98104
EKW Law/Kristen Doughty	1000 2nd Ave, Ste 3130	Seattle	WA	98104
Hackett, Beecher & Hart/Ronald J. Trompeter	1601 5th Ave Ste 2000	Seattle	WA	98101-1625
Karr, Tuttle, Campbell/Gary Huff	701 5th Ave Ste 3300	Seattle	WA	98104
King Co WTD /Todd Keithahn	201 South Jackson St KSC-NR-0508	Seattle	WA	98104-3855
Morisset, Schlosser, Jozwiak & Somerville/Mason Morisset, Attorney for the Tulalip Tribes	801 2nd Ave, Suite 1115	Seattle	WA	98103
Muckelshoot Indian Tribe/Karen Walter	39015 172 Ave SE	Auburn	WA	98092

Olympic View Water & Sewer Dist./Lynne Danielson, General Manager	8128 228th St SW	Edmonds	WA	98026
Olympic View Water & Sewer Dist./Dave Hutley, Dist. Engineer (Pace Engineers, Inc)	8128 228th St SW	Edmonds	WA	98026
Olympic View Water & Sewer Dist./Susan Boyd, VP, Pace Engineers	11255 Kirkland Way, Ste 300	Kirkland	WA	98033
Peterson Russell Kelly PLLC/John Sherwood, Jr.	10900 NE Fourth St, Ste 1850	Belleveue	WA	98004-8341
Richmond Beach Advocates/Zachary Hiatt	PO Box 60186	Richmond Beach	WA	98160-0186
Richmond Beach Preservation Assoc./Tom Mailhot	19711 27th Ave NW	Shoreline	WA	98177
Ronald WW Dist/Michael Derrick	17505 Linden Ave N	Shoreline	WA	98133-0490
Ronald WW Dist./Brent Proffitt	17505 Linden Ave N	Shoreline	WA	98133-0490
Save Richmond Beach/Tom Mailhot	PO Box 60191	Shoreline	WA	98177
Shallbetter Law/Traci Shallbetter	3201 Airport Rd	Cle Elm	WA	98922
Shoreline FD/Matt Cowan, Fire Chief	17525 Aurora Ave N	Shoreline	WA	98133
Sno Co PUD No. 1/Elisabeth Tobin	PO Box 1107	Everett	WA	98206-1107
Snohomish Health District	3020 Rucker Ave, Suite 104	Everett	WA	98201-3900
Sound Transit/Martin Young	401 S Jackson St	Seattle	WA	98104
Sound Transit/Patrice Hardy	401 S Jackson St	Seattle	WA	98104
Stillaguamish Tribes/Kerry Lyste	PO Box 277	Arlington	WA	98223-0244
Stillaguamish Tribes/Shawn Yanity	PO Box 277	Arlington	WA	98223-0244
Sugumish Tribes/Stephanie Trudel	PO Box 498	Sugumish	WA	98392
Sugumish Tribes /Alison O'Sullivan	PO Box 498	Sugumish	WA	98392
Town of Woodway/Eric Faison	23920 113th Pl W	Woodway	WA	98020-5205

Town of Woodway/Carla Nichols	23920 113th Pl W	Woodway	WA	98020-5205
Town of Woodway/Heidi Napilitino	23920 113th Pl W	Woodway	WA	98020-5205
WS DAHP/Gretchen Kachler	PO Box 48343	Olympia	WA	98501
WS DOE/Chad Yunge	1440 10th St, Ste 102	Bellingham	WA	98225
WS DOE/David Pater	3190 106th Ave SE	Bellevue	WA	98008
WS DOE David South, Senior Engineer	3190 160th Ave SE	Bellevue	WA	98008
WS Dept. FW/Brendan Brokes	16018 Mill Creek Blvd	Mill Creek	WA	98012-1296
WSDOT/Peter Alm	15700 Dayton Ave N	Seattle	WA	98133-9710
WSDOT/Dawn Anderson	15700 Dayton Ave N	Seattle	WA	98133-9710
WSDOT-NW Region/Scott Rodman	15700 Dayton Ave N	Seattle	WA	98133-9710
Winfield & Jeanette Abelsen	18328 7th Ave NW	Shorelien	WA	98177
Rick & Sheri Ashleman	1803 15th Ave NW	Shoreline	WA	98177
Mary & David Bannister	20217 23rd Pl NW	Shoreline	WA	98177-2372
Mary Lou Block (Peter Block)	23829 115th Pl W	Woodway	WA	98020
John & Marilyn Boucher	20238 Richmond Beach Dr NW	Shoreline	WA	98177-2437
Robin Brumett	19335 22nd Ave NW	Shoreline	WA	98177
Joseph & Mary Bundrant	20530 Richmond Beach Dr NW	Shoreline	WA	98177
Theresa Catford	1320 NW 175th St	Shoreline	WA	98177
Susan Chang, Ph.d, P.E.	20109 14th Ave W NW	Shoreline	WA	98177
Susannah Chace	216 NW 177th St	Shoreline	WA	98177
Bill Clements	19704 21st Ave NW	Shoreline	WA	98177
William Cohn	17025 15th Ave NW	Shoreline	WA	98177
Janice E. Corbett	707 13th Way SW	Edmonds	WA	98020

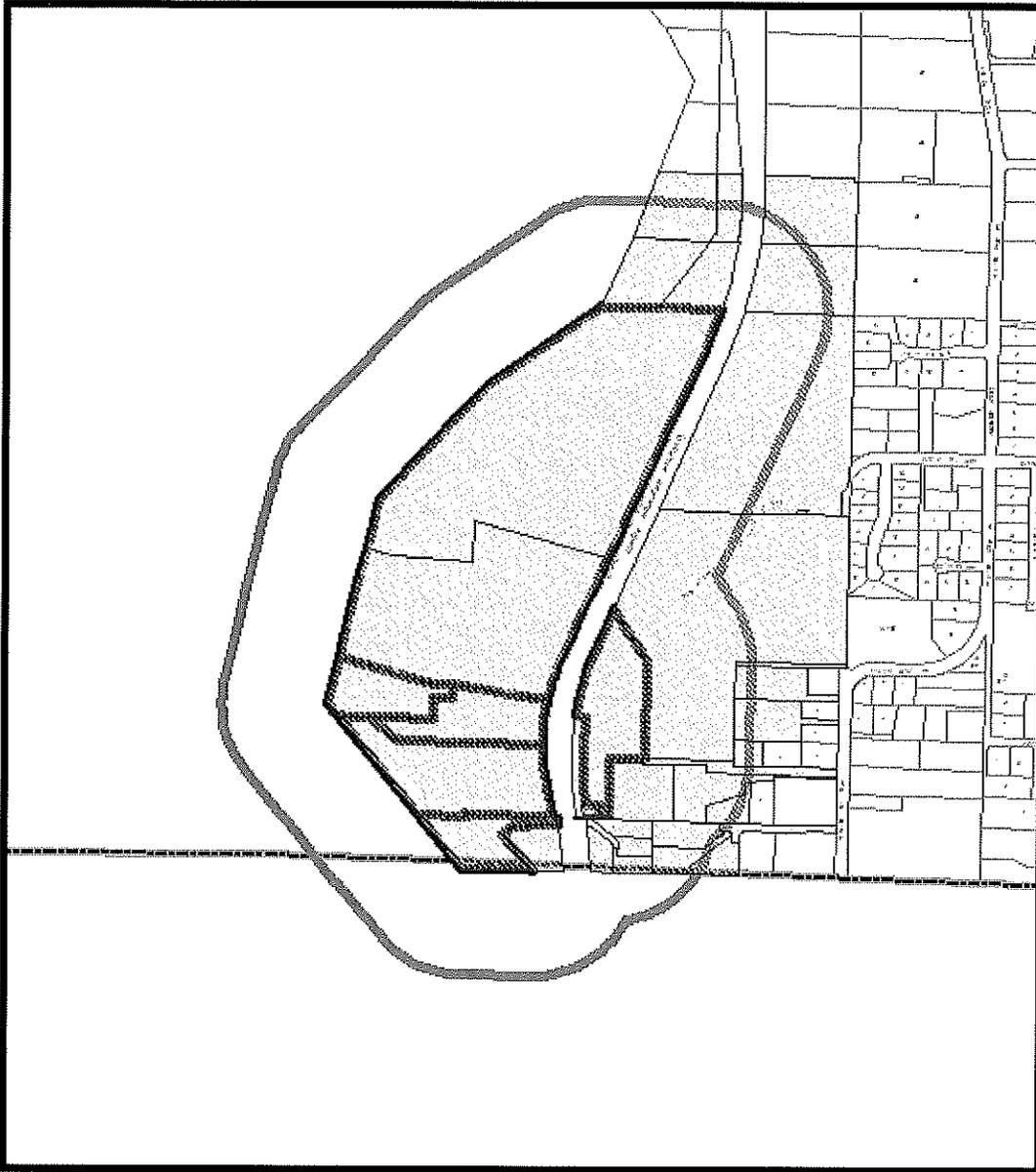
John Crawford	351 NW 198th St	Shoreline	WA	98177
Glen Davis	1550 NW 195th St, Apt 109	Shoreline	WA	98177-2857
Jay Davis	2145 N 192nd St	Shoreline	WA	98133
Martha Davis	2145 N 192nd St	Shoreline	WA	98133
Karen Dean	20322 5th Ave NW	Shoreline	WA	98177
Thomas Delaney	1021 NW Richmond Beach Dr	Shoreline	WA	98177-3220
Harry Demarre	22430 SE 231st	Maple Valley	WA	98038-8272
Donald W. Ding	110 NW 171st St	Shoreline	WA	98177
Dykes Ehrlichman P.S./Tom Ehrlichman	PO Box 1721	Federal Way	WA	98249
Charles Emmons	1047 NW 196th St	Shoreline	WA	98177
Greg Feise	336 N 177th St	Shoreline	WA	981
Bernston Porter & Co./Rick Fisher	155 108th Ave NE, Ste 510	Bellevue	WA	98004
Van Ness Feldman LLP/Duncan Green	719 Second Avenue, Suite 1150	Seattle	WA	98104
Annie Grosshams & Robert Flanigan	19606 Richmond Beach Dr NW	Shoreline	WA	98177
Jerry Fleet	19612 11th Ave NW	Shoreline	WA	98177
Joan Forsyth	2517 NW 195th Pl	Shoreline	WA	98177-2993
Anie Franey	2113 NW 201st St	Shoreline	WA	98177
Timothy & Ginger Franey	2113 NW 201st St	Shoreline	WA	98177-2352
Karen & Mike Frazier	327 NW 182nd St	Shoreline	WA	98177
Richard H. Gammon	20240 Richmond Beach Dr NW	Shoreline	WA	98177
John Gargano	17315 Evanston Ave N	Shoreline	WA	98133
John & Diane Geary	17415 14th Ave NW	Shoreline	WA	98177
Rick & Joni Goetz	19920 26th Ave NW	Shoreline	WA	98177-2453
Gene Grieve	3712 220th St SE	Bothell	WA	98021-7851
Katherine Hanson	17760 Ave NW	Shoreline	WA	98177
Ric Heaton	353 NW 202nd St.	Shoreline	WA	98177

Sherry & Jeffrey Hill	19523 22nd Pl NW	Shoreline	WA 98177
W. Alan Hodson, MD	1909 11th Ave NW	Shoreline	WA 98177-2611
Starla Hohbach	2616 NW 204th St	Shoreline	WA 98177-2471
Colleen Holbrook	1361 N 180th St	Shorline	WA 98133
Sue Holloway	19014 Greenwood Pl N	Shoreline	WA 98133
Caycee Holt	1850 NW 197th St	Shoreline	WA 98177
Tom Jamieson	19710 Richmond Beach Dr NW	Shorline	WA 98177
Lynnea Jardine	1525 NW 195th St, Unit #6	Shorline	WA 98177
James Joki	19407 Richmond Beach Dr. NW	Shoreline	WA 98177
Robert & Nancy Jorgensen	23719 11th Pl W	Woodway	WA 98020
Richard V. Kink	19553 27th Ave NW	Shoreline	WA 98177
Frank & Jennifer Kleyn	1603 NW 191st St	Shoreline	WA 98177-2810
Michael Kosten	1451 NW 198th St	Shoreline	WA 98177
Rick Kunkel	103 NW 189th St	Shorline	WA 98177
Tom & Barb Lambrecht	24303 116th Ave W	Woodway	WA 98020-5261
Henry G. Landau, PhD	23829 115th Pl W	Woodway	WA 98020
Tulalip Tribes Plan Dept./Kathryn Adams-Lee	6406 Marine View Dr NW	Tulalip	WA 98271
Fran Lilliness	PO Box 60273	Seattle	WA 98160
Sue Mass	1219 NW 202nd St	Shorline	WA 98177
Kristina Madayag	19494 Richmond Beach Dr NW	Shoreline	WA 98177
Rod & Marilyn Madden	19715 27th Ave NW	Shoreline	WA 98177
Patricia C. & Dr. David F. Maguda	24151 W. Greystone Ln.	Woodway	WA 98020-5227
Tom Mailhot	2432 201st Pl	Shoreline	WA 98177
Catherine Martin	1617 NW 192nd St	Shoreline	WA 98177
Andrea Massoni	19101 Richmond Beach Dr NW	Shoreline	WA 98177
George Mauer	1430 NW 191st St	Shoreline	WA 98177-2738

George Mayer	1613 NW 191st St	Shoreline	WA	98177-2810
Robin McClelland, FAICP	104 NW 180th St	Shoreline	WA	98177-3429
Rick McClurg	317 NW 185th St	Shoreline	WA	98177
Tom McCormick	2444 NW 201st Pl	Shoreline	WA	98177
Jack Malek	20224 23rd Pl NW	Shoreline	WA	98177
Janis Mercker, MD	18009 13th Ave NW	Shoreline	WA	98177
Chuck Meyer	PO Box 60033	Richmond Beach	WA	98160
Karen Meyer	19728 23rd Ave NW	Shoreline	WA	98177
Edie Loyer Nelson	19544 15th Ave NW	Shoreline	WA	98177
Eileen Nicholson	1525 NW 195th St, #19	Shoreline	WA	98177
Ken & Pearl Noreen	2625 NW 205th St	Shoreline	WA	98177-2443
Mikael Ohman	19232 92nd Ave W	Edmonds	WA	98020
David Oski	PO Box 75185	Seattle	WA	98175-0185
Jean E. Parken	2333 NW 193rd Pl	Shoreline	WA	98177
Jerry & Janice Patterson	20420 Richmond Beach Dr NW	Shorline	WA	98177
Eric & Janet Peterson	17781 15th Ave NW	Shoreline	WA	98177
Mary Lynn Potter	1219 NW 203rd St	Shoreline	WA	98177
Barbara S. Psaty	1016 NW 196th St	Shoreline	WA	98177
Nancy & Bill Reed	1255 NW Richmond Beach Rd	Shoreline	WA	98177
Barry J. Reischling	1575 NW 167th St	Shorline	WA	98177
Blaine Rhodes	1429 NW 202nd Lane	Shoreline	WA	98177
Sheila Richardson	1525 NW 195th St, #15	Shoreline	WA	98177
Betty Robertons	2116 NW 197th St	Shoreline	WA	98177
Carlotta Rojas	18536 1st Ave NW	Shoreline	WA	98177
Ginny & Roy Scantlebury	19625 27th Ave NW	Shoreline	WA	98177
Craig Schultz	2606 NW 196th St	Shoreline	WA	98177
Kathy Schaffer	1429 NW 202nd Lane	Shoreline	WA	18177
Renee Smith	1710 NW 200th Lane	Shoreline	WA	98177
Edward Somers	11106 236th Pl SW	Shoreline	WA	98177

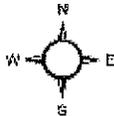
Edward Somers	2919 Coral Shores Dr	Ft. Lauderdale	FL	33306
Alexandra & Pavel Sova	216 NW 177th St	Shoreline	WA	98177-3425
Marianne & Dave Stephens	17777 15th Ave NW	Shoreline	WA	98177
Richmond Beach Preservation Assoc./Randy Stime	19711 27th Ave NW	Shoreline	WA	98177
Carol Stoel-Gammon	20240 Richmond Beach Dr NW	Shoreline	WA	98177
Tracy Tallman	24208 100th Ave W	Edmonds	WA	98020
Marian M. Thomason	1109 NW 200th St	Shoreline	WA	98177
Erich & Shandra Tietze	1714 NW 200th Lane	Shoreline	WA	98177
Janis Tucker	17233 10th Ave NW	Shoreline	WA	98177
Sally A. Waller, PhD	17321 Evanston Ave N	Shoreline	WA	98177
Betty Ward	18306 Ridgefield Rd NW	Shoreline	WA	98177
Windermere/Dave Watkins	210 5th Ave S, Suite 102	Edmonds	WA	98020
George Webster	16355 Densmore Ave N	Shoreline	WA	98133-5826
Thomas W. & Joyce Whitson	11511 238th St SW	Woodway	WA	98020
Nancy & Grace Wickward	19614 Greenwood Pl N	Shoreline	WA	98133
Susan Will	20221 15th Ave NW	Shoreline	WA	98177-2165
William Willard	1805 NW 198th St	Shoreline	WA	98177
Barbara Wilson	19314 Firlands Way N	Shoreline	WA	98177
Donald Wittenberger	119 NW 185th St	Shoreline	WA	98177
John Wolfe	20207 23rd Ave NW	Shoreline	WA	98177
Anita Zinter	20224 Richmond Beach Dr NW	Shoreline	WA	98177-2347
Kathryn Zufall, MD	2420 NW 201st Pl	Shoreline	WA	98177-2427
Barry Zimmerman	23815 115th Pl W	Woodway	WA	98020

11-101457-LU et al. Pt Wells Urban Center - NOH



Township: 27 Range: 3 Section: 35

-  Parcels
-  Selected Parcels
-  Parcel(s) of Interest
-  Mailing Radius (500 feet)
-  PLSS Grid



Snohomish County assumes no warranty of accuracy or security of fitness of the data for any particular purpose, unless expressly agreed. The responsibility is hereby assumed by the user of this data for map accuracy and reliability of data depicted. Any user of this data (or map) assumes responsibility for use thereof, and for the release to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this data (or map).



Snohomish County
 Application Provided by:
 Information Services/SIS
 Produced 4/19/2018

NOTICE OF OPEN RECORD HEARING

Notice of Public Hearing

File Number:

11 101457 LU
11 101461 SM
11 101464 RC
11 101008 LDA
11 101007 SP
11 101457 VAR

File Name:

Point Wells
Urban Center

Date of Publication:

Apr 25, 2018

Hearing

Start Date: May 16, 2018

Time: 2:00 p.m.

Start Date: May 17, 2018 (Public
Testimony)

Time: 1:30 p.m. – 7:00 p.m.

Start Date: May 18, 2018

Time: 9:00 a.m.

Dear Property Owner: There will be a public hearing regarding redevelopment of a marine fuel terminal, petroleum storage facility, and asphalt batching plant to a mixed use urban center consisting of residential, commercial, and public services. The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. The project is proposed to be constructed in four phases and is in Urban Center (UC) zone.

Hearing Location: 3000 Rockefeller Ave, 1st Floor Hearing Room, Admin Bldg East, Everett, WA 98201

Site Location: Located at the extreme southeast part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline; at the northwest terminus of Richmond Beach Drive, (20500 Richmond Beach Dr) Shoreline.

Project Manager: Paul MacCready, 425.262.2943

Email: Paul.Maccready@co.snohomish.wa.us

For more project information and published legal notice contact the project manager, or logon to our website at:

<https://snohomishcountywa.gov/1511/Point-Wells>

View the case file at Snohomish County PDS, 3000 Rockefeller, 2nd Floor East, Everett, WA 98201

Notice of Hearing

Comments on a project scheduled for hearing may be made by submitting them to PDS prior to the open record hearing or by submitting them to the Hearing Examiner prior to the close of the public hearing.

EPA: A Determination of Significance (DS) was issued February 2, 2014.

This area is reserved for addressing, any area in white can be used for your content.



NOTICE

NOTICE OF OPEN RECORD HEARING

Project File Name: Point Wells Urban Center

Project File Numbers: 11-101457 LU (land use permit for site plan), 11-101461 SM (shoreline management permit), 11-101464 RC (retaining wall permit), 11-101008 LDA (land disturbing activity) 11-101007 SP (short plat), 11-101457 VAR (parking variance)

Project Description: The applicant proposes to redevelop a marine fuel terminal, petroleum storage facility, and asphalt batching plant to a mixed use urban center consisting of residential, commercial, and public services. The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. The project is proposed to be constructed in four phases. At build out, the project would consist of 47 buildings containing 3,081 dwelling units and approximately 32,000 square feet of commercial/office space; floor area for on-site police and fire service; and approximately 94,000 square feet of retail space. The tallest proposed building would be approximately 180 feet tall. The project would include recreational activity areas, passive open space, public beach and dock and associated infrastructure. Snohomish County Department of Planning and Development Services (PDS) determined that this proposal is likely to have a significant adverse impact on the environment and issued a Determination of Significance (DS) on February 2, 2014, which required preparation of an EIS under RCW 43.21C.030(2)(c). Although the EIS process was initiated, the PDS SEPA responsible official found the proposal substantially conflicted with adopted plans, ordinances, regulations, and laws. As a result, PDS suspended preparation of the EIS and transmitted a recommendation of denial to the Hearing Examiner under SCC 30.61.220.

Location: Property is located at the extreme southwest part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline; at the northwest terminus of Richmond Beach Drive, (20500 Richmond Beach Dr), Shoreline.

Tax Account Numbers: 270335-003-011-00; 270335-003-012-00, 270335-003-027-00, 270335-003-028-00, 270335-003-030-00, 270335-003-038-00, 270335-003-039-00, 270335-003-040-00, 270335-003043-00

Applicant: Blue Square Real Estate (BSRE) Point Wells, LP

Date of Application/Vesting Date: March 4, 2011

PDS Recommendation: Denial, without an Environmental Impact Statement (EIS) (SCC 30.61.220)

SEPA: Snohomish County Department of Planning and Development Services (PDS) determined that this proposal is likely to have a significant adverse impact on the environment and issued a Determination of Significance (DS) on February 2, 2014, which required preparation of an EIS under RCW 43.21C.030(2)(c). Although the EIS process was initiated, the PDS SEPA responsible official found the proposal substantially conflicted with adopted plans, ordinances, regulations, and laws. As a result, PDS suspended preparation of the EIS and transmitted a recommendation of denial to the Hearing Examiner under SCC 30.61.220.

Hearing Specifics: The public hearing will be held before the Snohomish County Hearing Examiner, **beginning May 16, 2018 at 2:00 p.m.**, First Floor Hearing Room, Administration Building East, 3000 Rockefeller Ave, Everett, WA. **Public testimony will begin May 17, 2018 at 1:30, and go until 7:00 p.m., then begin again May 18, 2018 at 9:00 a.m.**

Project Planner: Paul MacCready, phone: 425-262-2943, e-mail: paul.maccready@co.snoco.org

Date of Notice: April 25, 2018

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the project manager.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center, Administration Building East.
- Permit Center and Record Center Hours are
 - 8:00 a.m. to 4:00 p.m. Monday, Tuesday, Wednesday and Friday
 - 10:00 a.m. to 4:00 on Thursdays
- Please call ahead to be certain the project file is available.

To comment on a project:

- You may become a party of record for a project by:
 1. submitting original written comments to the county prior to the hearing,
 2. testifying at the hearing or
 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- All parties of record will receive notice of the decision.
- Hearing examiner decisions issued after a public hearing are **appealable** as described in the examiner's decision.
- Notice of those decisions is not published. You must have **submitted** written comments to PDS or written or oral comments at the public hearing in order to appeal a hearing examiner's decision.



HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the County Administration Building East, 3000 Rockefeller Avenue, M/S 604, Everett WA 98201 425-388-3311 TTY. PDS Web Site address listed below:

More information can be reviewed online at snohomishcountywa.gov/PDSPostcard and at <https://snohomishcountywa.gov/1511/Point-Wells>

ADA NOTICE: Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.

VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the 23rd day of APRIL, 2018, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

24230 RICHMOND BEACH DR. ED. and 24200 116TH AVE W EDMONDS

Signed: Jack N. Molven

RETURN TO: Snohomish County Planning & Development Services
ATTN: Legal Notice Center
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

11 101457 LU