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March 30, 2016

Via Electronic and Regular Mail

Barb Mock, Interim Director
Ryan Countryman, Principal Planner
Snohomish County Planning and Development Services
M/S #604
3000 Rockefeller Avenue
Everett, WA 98201-4046

Re: BSRE Point Wells' Request to Extend Review Deadline/Tolling During
Preparation of Environmental Impact Statement(s)

Dear Director Mock:

Please accept this letter as the request of BSRE Point Wells, LP, pursuant to SCC 30.70.140, to extend the review deadline for the pending Point Wells Urban Center and related applications. Those applications include the following:

- 11 101457 LU (Land Use permit for site plan)
- 11 101461 SM (Shoreline Management permit)
- 11 101454 RC (Retaining Wall - Commercial)
- 11 101008 LDA (Land Disturbing Activity – grading)
- 11 101007 SP (Short Plat)

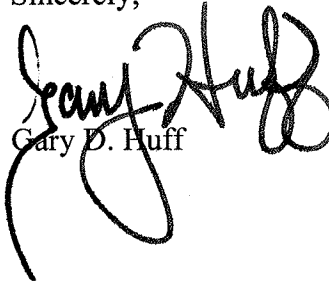
Given the long-delayed publication of the DEIS, we anticipate that the remainder of the review process can be completed within the next 18 months. However, because the process to date has been so unpredictable, and because Ordinance 16-004 will arguably restrict the availability of further extensions, we request that the deadline be set forward a minimum of two years.

In making this request, we note that SCC 30.70A.140(2)(a) will extend any stated completion deadline during the time the EIS process is being completed. We further note that our particular circumstances, including specifically the need for the Department of Ecology to complete its own, separate SEPA process covering site remediation, including the drafting of an EIS covering such remediation, should further extend the overall review completion deadline and life of potential project approvals.

March 30, 2016
Page 2

Finally, in making this request we reserve the argument that BSRE's applications remain vested under those code provisions in effect upon the date of application and that the recently adopted changes do not apply.

Sincerely,



Gary D. Huff

cc: BSRE Point Wells, LP
Steven D. Farkas
Steve Ohlenkamp
Douglas A. Luetjen