

From: Tom McCormick <tommccormick@mac.com>
Sent: Friday, September 22, 2017 2:05 PM
To: Countryman, Ryan
Cc: MacCready, Paul
Subject: Re: Vesting date for Concurrency and Road Impact Mitigation (Chapter 30.66B SCC)

Ryan,

Attached is an email from Darryl Eastin to Gary Huff that might be relevant to the question I asked: "Is it correct that the vesting date is March 4, 2011 for purposes of Concurrency and Road Impact Mitigation (Chapter 30.66B SCC)?" Please advise.

Thank you.

Tom McCormick

Eastin, Darryl </O=SNOHOMISH/OU=COUNTY/CN=RECIPIENTS/CN=SCDDPE> 

January 13, 2011 at 2:31 PM

To: Gary Huff <GHuff@karrtuttle.com> Cc: Knight, [and 13 more...](#)

RE: Point Wells short plat and related applications

Hi Gary,

Thanks for your e-mail. The first thing I suggest is contact Steve Nitch to make an appointment to submit the short plat application as soon as possible. The quickest way to do this is to go on-line at: www.snoco.org/app/pds/appts and request an appointment. The short plat application will require, in addition to the standard short plat submittal requirements, submittal of a targeted stormwater site plan (drainage plan). Any proposed adjustments or deviations from EDDS chapter 5 drainage requirements are regulated as modifications. Modification requests must be submitted as soon as the need for the modification is identified. Modifications that affect project lot yield, density or scope must be submitted prior to the SEPA threshold determination or the final administrative decision on the application.

Regarding your question about vesting. I have consulted with PDS management and the position of PDS is that submittal of a short plat application that is deemed complete would vest to the short plat requirements of UDC Chapter 30.41B SCC and applicable regulations and development standards. However, a complete short plat application would not vest to the urban center code provisions of UDC Chapter 30.34A SCC.

Hope the above addresses your questions.

Darryl Eastin

Snohomish County Planning & Development Services

425-388-3311, Ext 1068

On Sep 18, 2017, at 8:25 PM, Tom McCormick <tommccormick@mac.com> wrote:

Ryan, I'm just checking to see when you might be able to respond to this email.

Thanks.

Tom

REVIEW COMPLETION LETTER

Project Name: Point Wells Urban Center

Files Numbers

- 11 101457 LU (Land Use permit for site plan)
- 11 101461 SM (Shoreline Management permit)
- 11 101464 RC (Retaining Wall – Commercial)
- 11 101008 LDA (Land Disturbing Activity – grading)
- 11 101007 SP (Short Plat)
- 11 101457 VAR (Parking Variance)

Application Vesting Dates:

- February 14, 2011 (LDA and SP)
- March 4, 2011 (LU, SM and RC)
- April 17, 2017 (VAR)

On Sep 14, 2017, at 8:44 AM, Tom McCormick
<tommccormick@mac.com> wrote:

Ryan,

Is it correct that the vesting date is March 4, 2011 for purposes of
Concurrency and Road Impact Mitigation (Chapter 30.66B SCC)?

Thank you.

Tom McCormick

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