

Dave Somers
County Executive

Barbara Mock, Director
3000 Rockefeller Avenue M/S #604
Everett, WA 98201-4046
(425) 388-3311 FAX (425) 388-3832

REVIEW
M E M O R A N D U M

TO: Paul McCready, Project Manager
FROM: Randy Middaugh, Principal Planner
SUBJECT: Point Wells - File numbers: 11-101457 LU, 11-101461 SM, 11-101007 SP
DATE: June 21, 2017

This review is for compliance with Chapters 30.62A SCC – Wetlands and Fish & Wildlife Habitat Conservation Areas (CAR); and Chapters 30.44 SCC & 30.67 SCC – Shoreline Regulations.

Documents reviewed

- *BSRE Point Wells, DP Redevelopment Project Critical Areas Report* (DEA Inc., Jan 2011)
- *BSRE Point Wells, DP Redevelopment Project Critical Areas Report* (DEA Inc., April 2017)
- *Point Wells Development Project Narrative – Draft* (Perkins Will, April 17, 2017)
- *BSRE Point Wells Development – Urban Center Review Response – 11x 17 plan set.* (Perkins Will, April 18, 2017)

Code applicability

Based on the date of application the project is vested early versions of the County's Critical Areas and Shoreline regulations. The applicable version of CAR is was adopted in 2007, however the applicant as proposed to comply with the current versions of the Shoreline regulations.

Comments

Other than for Innovative Development, there is very little specific discussion in either of the referenced reports on how the project complies with the County Critical Areas and Shoreline regulations. The applicant needs to address each of the elements of the project by citing the applicable code sections, and providing a narrative on how it complies with the code sections referenced below.

Critical Areas – Chapter 30.62A SCC

Expand the Critical Areas Study to address the following;

1. The above referenced critical areas reports make refer to two versions of the County's Critical Areas Regulations, 30.62 & 30.62A SCC. The applicable code is the 2007 version of 30.62A. This version is not available on-line so if you need a copy you may request one from the Department.

2. The Permanent identification, protection and recording requirements of 30.62A.160.
3. Buffer provisions of section 320 as they related to the marine shoreline, streams and wetlands.
4. A more detailed discussion on how each of the proposed deviations from CAR complies with the Innovative Development provisions of section 350, including all of the buffer and impervious restriction deviations for all of the critical areas and their buffers.
5. The Critical Species requirements of Part 400, including Habitat Management Plans (HMP) for each of the listed state and federal threatened and endangered species, and state listed sensitive species. See section 460 for the HMP elements.

Shorelines – Chapters 30.67 & 30.44 SCC

There is no analysis of how the project complies with county's Shoreline regulations. The report should include at minimum an analysis of compliance with the following sections.

1. General Regulations provisions of 30.67, Part 300, including at minimum the following elements;
 - a. Public access
 - b. Cultural, archaeological and historical resources
 - c. Water quality, storm water, and nonpoint pollution
2. Shoreline uses and modifications provisions of 30.67 Part 400, including at minimum the following elements;
 - a. Allowed and conditional uses and modifications
 - b. Bulk standards
3. Specific Shoreline Uses and Modifications provisions of 30.67, Part 500, including at minimum the following elements;
 - a. Boating facilities
 - b. Break, jetties, groin and other in-water structures
 - c. Commercial
 - d. Dredging and spoil disposal
 - e. Fill
 - f. Flood protection measures
 - g. Institutional
 - h. Recreation
 - i. Residential
 - j. Shoreline and bank stabilization
 - k. Shoreline habitat restoration and enhancement
 - l. Transportation, circulation and parking
 - m. Utility facilities
 - n. Vegetation conservation and management