



**Snohomish County
Planning and Development Services**

Dave Somers
County Executive

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January 9, 2018

Subject: Point Wells Applications

File Nos. 11-101457 LU, 11-101461 SM, 11-101464 RC, 101008 LDA, 11-101007 SP

Dear Mr. Huff,

We received your letter dated December 29, 2017, in which you inform the Department of Planning and Development Services (PDS) that your consultants are in the process of preparing a revised application submittal but are unable to meet the January 8, 2018, resubmittal date established by PDS for the Point Wells Applications (File Nos. 11-101457 LU, 11-101461 SM, 11-101464 RC, 101008 LDA, 11-101007 SP) (the “Applications”).¹

As you recall, PDS transmitted two letters to you on October 6, 2017. The first was a Review Completion Letter describing our findings regarding the current version of the Point Wells Applications.² The second letter, with the subject “Application Resubmittal Deadline – January 8, 2018” explained the purpose of requesting necessary information about the project by January 8, 2018.³ This was to provide PDS sufficient time to review whether the issues identified in the Review Completion Letter have been adequately addressed and forward the Applications for a hearing and decision prior to the June 30, 2018, application expiration date. As detailed in the Review Completion Letter, the application materials you have provided to date do not include sufficient information for PDS to complete a consistency determination under SCC 30.70.100. Additionally, the requested information is needed to proceed with the required environmental review under the State Environmental Policy Act, chapter 43.21C RCW.

PDS’s Application Resubmittal Deadline letter provided: “If a revised submittal or alternative information is not received on or before January 8, 2018, PDS will assume that the applicant wishes the County to proceed with concluding environmental review under SEPA and processing the permit applications for hearing decision based on the current application submittals.” At this time, PDS will complete final review and processing of the application materials it has received. Further, PDS will make a recommendation to the Hearing Examiner on the Applications and schedule a public hearing on the Applications with enough time for the Hearing Examiner to render a decision by June 30, 2018. Please note that if PDS concludes that the Applications as submitted substantially conflict with the applicable plans, ordinances, regulations or laws, this process may result in a recommendation of denial without further preparation of an EIS under SCC 30.61.220.

Respectfully,

Paul MacCready, Principal Planner/Project Manager

¹ The December 29, 2017, letter is available at <https://snohomishcountywa.gov/DocumentCenter/Home/View/48662>.

² The October 6, 2017, Review Completion Letter is available at <https://snohomishcountywa.gov/DocumentCenter/Home/View/46925>.

³ The Application Resubmittal Deadline letter is available at <https://snohomishcountywa.gov/DocumentCenter/Home/View/46924>.