From:	Nancy Morris
To:	Davis, Kris
Cc:	Contact Council
Subject:	Comments for Point Wells Hearing
Date:	Wednesday, May 16, 2018 2:02:11 PM
Importance:	High

Attention Hearing Examiner:

Re: Comments for Point Wells Hearing

I wish to first thank Snohomish County for recommending denial of the application for the Point Wells development. At this time you have the opportunity listen to the public and to hopefully stop the Point Wells development once and for all. Snohomish County needs to stop this development for a number of very sound reasons based on good scientific facts.

 The entire area is a landslide region at risk for serious earthquakes and totally unsuitable for 16-18 story buildings and dense development. The proposed development at Point Wells has severely limited access. The previous additional roadway to this area was destroyed by a landslide. Why would anyone believe that a future road would not also be destroyed by a landslide. Please include Point Wells in a moratorium on development in landslide prone regions and again deny this development.

Geologists and earthquake experts have warned already what can happen at Point Wells. Let us learn from history. One only has to read about the horrific disaster of the Oso landslide in Snohomish County, March, 2014. If the Department of Natural Resources truly looked out for the public good, this slide would not have happened. This mudslide that happened on March 22, 2014 was warned about 15 years earlier by geologists. *Washington mudslide warned about 15 years ago by geologists | Daily ... www.dailymail.co.uk/.../Incredible-shots-devastation-caused-Washington-landslide-lef...* Mar 25, 2014 -

"State allowed logging on plateau above slope". *"In recent decades the state allowed logging — with restrictions — on the plateau above the Snohomish County hillside that collapsed in last weekend's deadly mudslide."... ""Paul Kennard, a geologist for the Tulalip Tribes, warned regulators that harvesting holds "the potential for a massive and catastrophic failure of the entire hillslope.""*

I wanted to include these points provided by other concerned citizens, and on which I am in total agreement for additional reasons to deny the Point Wells development:

- • the additional traffic generated by the project will overwhelm the capacity of Shoreline's road system but the City and BSRE have not agreed on any mitigation;
- • the proposed tall towers (up to 180 feet) are out of scale in our residential neighborhood;
- • there is no high capacity transit at the site to help reduce the dependence on vehicles;
- • the lack of public parking for visitors to the beach and promenade will cause overflow parking on Shoreline streets that are not wide enough to handle parked cars.

To reiterate, due to such limited access to Point Wells, the proposed development there

will cause undo harm and burden to long established neighborhoods and municipalities. The development violates the integrity of the Washington State Growth Management Act (GMA) and the Shoreline Environmental Protection Act (SEPA). It is a serious miscarriage of state law that a 6-3 decision in the past by the court ruled that the vesting rights outweighed the GMA and SEPA. However 3 justices did write a strong statement agreeing with the GMA requirements regarding the vesting rights of a development. I quote from their statement: "The GMA and SEPA should be read in harmony and given effect, and not, as the majority holds, written out of existence. The vesting rights doctrine cannot be used as a sword to eviscerate the purpose and function of the GMA and SEPA." So now on May 17 and 18, 2018 you have an opportunity to right this serious miscarriage of justice to all of us. Please stop the Point Wells development. It is a serious risk to future residents of that area and to the surrounding communities.

Point Wells should be cleaned up and become a future park and marine environmental research area. This would be the best use of this region now and for future generations.

Sincerely,

Nancy Morris

Shoreline, WA 98177

206.650.9182