

Carla Hoekzema

From: Jack Malek
Sent: Thursday, October 15, 2020 3:12 PM
To: Plancom
Subject: Public Comment from Jack Malek for Agenda Item 6 - Point Wells Hearing
Attachments: Exhibit Y-5 Order Denying Stay issued 9-15-20 (1).pdf; Point Wells 2008 Power Point Presentation.pdf

Please see attached, available for discussion at tonight's hearing.
Jack Malek, resident of Shoreline at 20224 23rd Pl NW, Shoreline 98177.

BEFORE THE HEARING EXAMINER
IN AND FOR THE COUNTY OF SNOHOMISH

In Re Point Wells Urban Center,

No. 11-101457 LU/VAR
11-101461 SM
11-101464 RC
11-101008 LDA
11-101007 SP
11-101457 FHZ
11-101457 SHORE
11-101457-002-00 VAR
11-101457-003-00 VAR
11-101457-000-00 WMD
11-101457-001-00 WMD
18-116078 CI

BSRE Point Wells LP,

Applicant,

Order Denying Motion for Stay

Snohomish County Planning and
Development Services Department,

Respondent.

1 **I. SUMMARY**

2 BSRE moved to stay these proceedings pending completion of its appeal in the Washington
3 State courts. Snohomish County Planning and Development Services Department (PDS)
4 objects. The Hearing Examiner denies the request for a stay because the issues on appeal
5 were mooted by the denial of the landslide hazard area deviation and because any injury to
6 BSRE caused by the lack of a stay does not outweigh the injury to the public due to a stay
7 from continued uncertainty and expenditure of public and private resources to respond to
8 the development application.

9 **II. PROCEDURAL BACKGROUND**

10 BSRE appealed Snohomish County's final decision on its urban center development
11 application to the King County Superior Court. The Superior Court did not rule on the merits
12 of the appeal, except to hold that BSRE could resubmit a revised development application
13 within six months as allowed by a since-repealed county ordinance.¹ BSRE appealed two

¹ Ex. U.1.

1 undecided substantive issues to the Washington State Court of Appeals: (1) setback rules²
2 applicable to the urban center application and (2) whether BSRE may double the allowed
3 height of buildings.³

4 BSRE submitted 19 development application documents in December 2019.⁴ In addition to
5 a new master permit application for an urban center development, BSRE requested a
6 deviation from the landslide hazard areas regulations,⁵ a deviation from Engineering
7 Development and Design Standards for private roads,⁶ and variances from building height
8 limits.⁷ BSRE continues to premise its development application on building heights
9 exceeding the standard building heights and setbacks from adjacent low density zones.⁸
10 The development application assumes the Court of Appeals will interpret the setback and
11 height requirements as BSRE does, but requests variances in the event the Court of
12 Appeals rules against BSRE.

13 PDS recommends denial of the resubmitted application for several reasons. Most
14 importantly, PDS contends the lack of a landslide hazard area deviation prevents any
15 development in the landslide hazard area, irrespective of setback and building height
16 requirements.⁹

17 BSRE notes that an ability to build within the landslide hazard area and to exceed the 90
18 foot building height is fundamental to the viability of the proposal.¹⁰ BSRE seeks a stay of
19 these proceedings, arguing that a stay would be appropriate in the interests of efficiency
20 and preservation of resources.¹¹ PDS disagrees, arguing that the issues before the Court of
21 Appeals are distinct from the issues here and resources will not be wasted.¹²

22 III. DISCUSSION

23 The Superior Court's order¹³ is a final judgment not stayed either by the Superior Court or
24 the Court of Appeals. It is therefore entitled to effect.¹⁴ The Hearing Examiner understands

² SCC 30.34A.040(2).

³ SCC 30.34A.040(1).

⁴ Exhibits V.1 through V.19.

⁵ Ex. V.15.

⁶ Ex. V.17.

⁷ Exhibits V.18 and V.19.

⁸ BSRE submitted variance requests in the event the Court of Appeals does not rule in BSRE's favor on the building height issues.

⁹ Ex. X.3.

¹⁰ Ex.Y.4, 2:8-9.

¹¹ Ex. Y.2, 7:21 *et seq.*

¹² Ex. Y.3.

¹³ Ex. U.1.

¹⁴ RAP 8.1(b) ("A trial court decision may be enforced pending appeal or review **unless** stayed pursuant to the provisions of this rule.") (emphasis added).

1 this effect to include processing BSRE's resubmitted development application. BSRE seeks
2 a stay.

3 Analyzing BSRE's request through the lens of RAP 8.1(3),¹⁵ the issues are

- 4 (i) Whether BSRE can demonstrate that debatable issues are presented on appeal; and
5 (ii) Comparison of the injury that would be suffered by BSRE if a stay were not imposed
6 with the injury that would be suffered by PDS and the public if a stay were imposed.

7 RAP 8.1(3)(i) and (ii).

8 **A. DEBATABLE ISSUES**

9 The Hearing Examiner assumes, *arguendo*, that the substance of BSRE's assignments of
10 error on appeal are not frivolous.¹⁶ In other words, BSRE's arguments about the setback
11 and height requirements are not so tenuous as to justify refusal of a stay if otherwise
12 warranted.¹⁷

13 This does not end the inquiry, however, because PDS responds that the setback and height
14 disputes are mooted by the denial of a landslide hazard area deviation. PDS argues that
15 even if BSRE succeeds in its appeal, nothing can be built in the landslide hazard area, no
16 matter how far set back or how low.¹⁸ The denial of the landslide hazard area deviation
17 request moots the issues of setback requirements and building heights for the landslide
18 hazard areas. If these issues are moot, then they are debatable only in an academic sense
19 and not debatable for the purposes of a stay.

20 The issues of setback requirements and building height are not debatable because they are
21 mooted by the denial of the landslide hazard area deviation.¹⁹ The lack of debatable issues
22 is sufficient to deny the requested stay.

¹⁵ RAP 8.1 is not binding on the Hearing Examiner, but he finds its analytical framework useful in the context of these proceedings.

¹⁶ See *Advocates for Responsible Development v. W. Washington Growth Management Hearings Board*, 170 Wn.2d 577, 580, 245 P.3d 764, 765 (2010) (citation omitted) ("An appeal is frivolous if, considering the entire record, the court is convinced that the appeal presents no debatable issues upon which reasonable minds might differ, and that the appeal is so devoid of merit that there is no possibility of reversal.").

¹⁷ A Court of Appeals decision on the merits of the setback and height issues is not a foregone conclusion. The Court of Appeals is faced with an appeal from a Superior Court decision that did not decide the merits of these issues. Possible appellate outcomes include remand to the Superior Court to decide the neglected issues or dismissal because the original development application (and the appeal) is superseded and therefore mooted by the 2019 urban center application.

¹⁸ Ex. Y.3, 8:10-16.

¹⁹ See *Matter of Marriage of Greenlee*, 65 Wn. App. 703, 710-11, 829 P.2d 1120, 1124-25 (1992), rev. denied 120 Wn.2d 1002, 838 P.3d 1143 ("Appellant's appeal presents no debatable issues. Appellant appealed the refinancing relief granted as well as the award of attorney fees. He concedes that the refinancing relief became moot before the appeal was perfected.")

1 **B. COMPARISON OF INJURY**

2 The second element of stay is the comparison of injury suffered by BSRE by proceedings
3 with the injury suffered by PDS and the public if a stay is imposed. BSRE argues it will
4 suffer needless expense if a stay is not granted. BSRE claims that if the Court of Appeals
5 finds for it on the setback and building height issues, those issues can no longer be
6 contested.

7 The Hearing Examiner disagrees. If the Court of Appeals upholds BSRE's appeal, BSRE
8 still must wrestle with the denial of the landslide hazard area deviation, without which
9 BSRE's hoped-for appellate decision will be of no consequence. BSRE requests variances
10 if the Court of Appeals denies BSRE's appeal, but variances do not cure the lack of a
11 deviation.

12 A stay will cause injury to PDS and the public. The public and BSRE are both entitled to a
13 final decision as expeditiously as possible. Delays also cost the public and affected local
14 governments. Approval or denial of land use applications should occur as promptly as
15 reasonable in the circumstances. Prompt disposition benefits the public and BSRE. The
16 public is injured by continuing uncertainty, and others²⁰ expend more resources because of
17 the delay.

18 Based on his familiarity with the record and proceedings and having considered the
19 arguments, the Hearing Examiner finds the injury to the public and local governments
20 caused by a stay outweighs any injury to BSRE caused by the lack of a stay.

21 **IV. CONCLUSION**

22 The Hearing Examiner cannot find on this record that proceeding would interfere with the
23 appellate proceeding or that proceeding would be utterly wasteful in the event of an
24 appellate ruling in favor of PDS. The setback and building height issues are not debatable
25 because the denial of the landslide hazard area deviation renders them moot. The burden
26 on the public of continued uncertainty and the expense to the county, interested residents,
27 the city of Shoreline, and the town of Woodway outweigh the expense to BSRE from denial
28 of a stay.

29 The Hearing Examiner exercises his discretion to deny BSRE's motion to stay the open
30 record hearing.

31 DATED this 15th day of September, 2020.

Peter B. Camp

Peter B. Camp,
Snohomish County Hearing Examiner

²⁰ E.g., the City of Shoreline.
In Re Point Wells Urban Center
11-101457 LU/VAR, et al.
Order Denying Motion for Stay
Page 4 of 5

1 **RECONSIDERATION AND APPEAL PROCEDURES**

2 This is an interim decision from which no right of appeal lies. As a decision on a motion for
3 reconsideration, it is not subject to a further motion for reconsideration.

4 Staff Distribution:

5 Department of Planning and Development Services: Ryan Countryman

6 The following statement is provided pursuant to RCW 36.70B.130: "Affected property
7 owners may request a change in valuation for property tax purposes notwithstanding any
8 program of revaluation." A copy of this Decision is being provided to the Snohomish County
9 Assessor as required by RCW 36.70B.13

PARTY OF RECORD REGISTER
11-101457 LU PT WELLS
2020 REMAND

KARR TUTTLE CAMPBELL
GARY HUFF
GHuff@karrtuttle.com

KARR TUTTLE CAMPBELL
JACQUE ST. ROMAIN
jstromain@karrtuttle.com

KARR TUTTLE CAMPBELL
DOUG LUETJEN
dluetjen@karrtuttle.com

KARR TUTTLE CAMPBELL
J. DINO VASQUEZ
dvasquez@karrtuttle.com

SNO CO PDS/LAND USE
RYAN COUNTRYMAN
3000 ROCKEFELLER AVE M/S 604
EVERETT, WA 98201
ryan.countryman@snoco.org

SNO CO PROSECUTOR'S OFFICE
MATTHEW OTTEN
3000 ROCKEFELLER AVE M/S 504
EVERETT, WA 98201
Matthew.otten@snoco.org

SNO CO PROSECUTOR'S OFFICE
LAURA KISIELIUS
3000 ROCKEFELLER AVE M/S 504
EVERETT, WA 98201
Laura.kisielius@snoco.org

TOM MCCORMICK
tommccormick@mac.com

From: [Davis, Kris](#)
To: [Otten, Matthew](#); [Jacque St. Romain](#); [Douglas A. Luetjen](#); [J. Dino Vasquez](#); [Gary Huff](#); [Kisielius, Laura](#)
Cc: [Countryman, Ryan](#); [Dobesh, Michael](#); [Tom McCormick](#); [Yount, Pamela](#)
Subject: RE: 11-101457 Pt. Wells - Order Denying Motion To Stay
Date: Tuesday, September 15, 2020 11:27:00 AM
Attachments: [Exhibit Y-5 Order Denying Stay issued 9-15-20.pdf](#)

Hello,

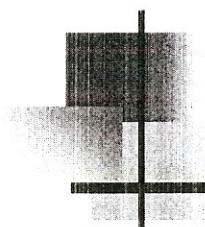
Attached please find the Hearing Examiner's Order Denying Motion To Stay. The hearing dates of November 5th, 6th, 12th, and 13th remain scheduled and the Hearing Examiner will prepare a proposed schedule for the parties to disclose witnesses, further exhibits and briefs which will be sent out in a couple of days.

Please let me know if you have any questions.

Kris Davis | Clerk of the Hearing Examiner
[Snohomish County Hearing Examiner's Office](#)
3000 Rockefeller Ave M/S 405 | Everett, WA 98201
425-388-3538 | kdavis@snoco.org

NOTICE: *All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (Chapter 42.56 RCW).*

Snohomish County GMA Comprehensive Plan



The Docket Process

January 15, 2008



Docket Includes

- Future Land Use Map Amendments
- Urban Growth Areas
- Implementing Rezones
- Code Amendments
- Policy Amendments




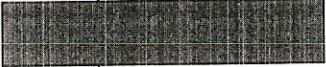





GMA Requirements

- Proposals must be considered concurrently
- Considered no more than one per year-few exceptions
- Procedure for public to propose amendments
- Early and continuous public process



Process

- Two step process
 - Initial/Preliminary Docket
 - Final Docket
- Public Hearings throughout process
- Requires Environmental-Infrastructure-Transportation Analysis

	2007		2008						2009	
	Oct. 31 st	Nov Dec	Jan Feb	March April	May June	July Aug	Sept. Oct.	Nov. Dec	Jan Feb	March April
Application Deadline										
Initial Review										
Council Sets Docket										
Evaluation										
Planning Commission										
ECAF Prep										
Council Final Action										



Final Docket Evaluations

- Final Review Criteria
 - Supported by comp plan policies
 - Consistent with countywide planning policies
 - Complies with GMA
- Analysis
 - Infrastructure
 - Transportation
 - SEPA-Nonproject Action



Point Wells SEPA Review

- ❑ Non-project Supplemental EIS
- ❑ Scope of SEIS to analyze impacts to:
 - ❑ Surface/groundwater
 - ❑ Fisheries, critical areas
 - ❑ Land use/cultural resources/housing
 - ❑ Aesthetics/noise
 - ❑ Transportation
 - ❑ Public Services
- ❑ Draft SEIS release in fall 2008
- ❑ Opportunity for public hearing comment



Scoping Comments

- Woodway requests proposal be consistent with town's future mixed use waterfront plans
- City of Shoreline requests emphasis on provision of public services, use of city standards, all impacts listed in scope
- Port of Edmonds requests inclusion of small scale marina










Docket Proposal

- 66 acre site currently Urban Industrial
 - Wide range of heavy industrial/manufacturing uses
- Comprehensive plan amendment to Urban Center
 - Mix of residential/retail/commercial uses
 - Concept plan of 1,250 to 1,400 housing units, 70,000 sq.ft. commercial & 15,000 sq.ft. retail
 - Public plazas, parks and transit center

Comprehensive Plan Policies- Interjurisdictional Coordination

- An annexation agreement must be signed by the county and any city predominately outside of Snohomish County prior to the acceptance of an annexation proposal.
- The agreement will address land use, public services delivery, transportation, financing development regulations and other issues.

	2007		2008						2009	
	Oct. 31 st	Nov Dec	Jan Feb	March April	May June	July Aug	Sept. Oct.	Nov. Dec	Jan Feb	March April
Application Deadline										
Initial Review										
Council Sets Docket										
Evaluation										
Planning Commission										
ECAF Prep										
Council Final Action										

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RICHMOND BEACH COMMUNITY NEWS

Published by the Richmond Beach Community Association

November 2007

Visit Richmond Beach at:
www.richmondbeachwa.org

Richmond Beach
Community Association

General Meeting

Tuesday, Nov. 13, 2007
7:30 pm
Congregational Church

And now for something completely different...

By Ed Adams, RBCA Vice President

The RBCA has decided to try a few things different this year to boost the attendance at the general meetings. The general meetings are held the second Tuesday of every month at the Richmond Beach Congregational Church at 7:30 p.m. between the months of September and May, with December being the only exception. This month the meeting date is November 13th. In the past the attendance has been spotty at best. When a topic such as last month's candidate forum takes place, we see a huge spike in the crowds, but when the city sends people to give us an update on the Brightwater Project or how to prepare your home for emergencies, you can hear crickets in the background. With that being said, November is our first attempt at something new and different, or as they always said on the TV program *Monty Python's Flying Circus* "now for something completely different..."

The theme for the November meeting will be what the board is calling "Home for the Holidays" or the "Holiday Expo." Thanks in large part to the efforts of board members

Tom Petersen, Lisa Buchheit-Ekdahl and Debbie B. Mills, local businesses have been contacted about putting on a holiday-idea session. The thought process is to provide the public with hints and ideas on how to prepare for the upcoming season along with a sampling of their products.

Many businesses in and around the community have been contacted and asked if they would like to participate in this event. As of press time of the newspaper, we have confirmation from Sky Nursery, Tweedy and Pop's Ace Hardware (new to Richmond Beach, welcome) Central Market, Beach House Cards, and Hill's Restaurant. You can see by the list of businesses that there will be plenty to see, plenty of people to talk with, and a diverse offering of ideas. As the time goes by, more can be added.

Please make an effort to come out and see what these great local businesses have to offer, thank them for being part of the neighborhood, and maybe pick up some ideas.

Community Service Available To Students Through The RBCA

By Tom Petersen

The community service requirements for high school graduation and for membership in the National Honor Society can be met through volunteering for Richmond Beach Community Association events and activities. The RBCA is always in need of help setting up and taking down tents, tables and equipment at events. Students can escort people needing assistance at events, or work with children at the Strawberry Festival, Holiday Tree Lighting, and Sandcastle contest. Some types of writing and reporting for the *Richmond Beach Community News* may qualify for service credit, too. Litter and graffiti clean-up, park beautification, noxious plant removal and native plant reseeding are also volunteer opportunities that are constantly open. Interested students should watch for upcoming events, or contact an RBCA Board member to volunteer.

Students with ideas for larger, individual projects should attend the Community meetings held every second Tuesday and speak to the Board. In the past, individual students (mostly scouts earning badges or higher ranks) have built things for the community, and the RBCA

President's message

By Sean Quigley, President

The Candidates Forum was great! With over a hundred neighbors in attendance, it was one of our largest general meetings ever held. The high turnout, I believe, is an indication of the degree of importance our voters are placing on the direction of both the City Council and the School Board. Whether you vote absentee, or at your local precinct, elections are often determined by very small margins; the outcome on November 6th could be all about your one vote! Please be a part of the decision.

Our November's general meeting will be something a little new and different. Usually our topics for this meeting are updates on issues regarding the neighborhood. Though we continue to focus on these, our next general meeting will be all about the upcoming Holiday Season. We are inviting vendors from the local area to give new inspiration to this busy family time. It is a little different angle but we hope to bring more of our neighbors out for a fun evening. Please see the related article. I urge everyone to attend.

Point Wells a Hot Topic at Candidates' Forum

By Tom Petersen

Shoreline Mayor Bob Ransom forcefully promised that Richmond Beach's interests would be defended if the proposed Point Wells development is ever built. He also reminded the audience that any development at Point Wells is years and years away, and might yet be scuttled by overwhelming environmental cleanup costs.

Paramount Oil, owner of the peninsula that lies to the west of Woodway but is only accessible through Richmond Beach, filed plans with Snohomish County last spring to build 1400 luxury condominiums, a promenade, marina, and several shops on the site. Point Wells has been an oil transfer station, tank farm, and asphalt plant for 100 years. The specter of as many as 3,000 additional cars coming and going on Richmond Beach Road has alarmed residents, as have conflicting plans given out by Paramount and its associates in recent months.

This paper reported that the architect and project planner insisted in a presentation before the Snohomish County Council that any Point Wells development would be oriented toward Edmonds and would include primary access to the north. Meanwhile, *The Seattle Times* found that in its plans filed with Snohomish County, Paramount listed Richmond Beach Road as the primary access. An unnamed Paramount consultant told the *Times* that "all that was needed was a light at the intersection of 15th



Sean Quigley, President
Richmond Beach
Community Association

The Halloween Carnival is always a big success. I would like to thank all who helped in making it happen again this year. It is a huge endeavor and it runs like a well oiled machine. Special thanks to Sheri Ashelman, who heads this great event. The RBCA is very proud to be the sponsor of this long time tradition of community fun.

In closing, with Thanksgiving around the corner, I hope you take time to remind yourself of what you are thankful for—family, friends, and living in this great community of Richmond Beach.

and Richmond Beach Road." Paramount's architect and project planner did not return requests for clarification.

Shoreline officials asked for calm, but pledged that vigilance and early action were necessary. Mayor Ransom stated that, as much as legally possible, the owners at Point Wells would be persuaded to annex to King County, so that Shoreline could exercise more regulatory control over the project. Ransom and Council Member Maggie Fimia both alluded to the troubled history between Shoreline and Woodway, Fimia suggesting further that Snohomish may view a Point Wells development as "revenge" for King County's siting of the Brightwater waste treatment plant in north Woodinville. Both Fimia and Ransom called for extensive mitigation, should Point Wells be developed. This call was echoed by other candidates.

There is some doubt as to whether Point Wells can ever be made fit for habitation. The careless practices of early-20th century industry, and a century of accidents, deterioration and equipment failures that are bound to happen to even the best-run companies, have saturated the peninsula with millions of gallons of oil, tar, and aviation fuel to depths exceeding 40 feet, much of it below sea level. Cleanup costs could exceed the value of even the ritziest development.





**Snohomish County
Planning and Development Services**

Aaron Reardon
County Executive
(425) 388-3311
FAX (425) 388-3670

M/S #604
3000 Rockefeller Avenue
Everett, WA 98201-4046

**Notice of Determination of Significance
Adoption of Existing Environmental Document and
Request for Comments on Scope of SEIS
GMA Comprehensive Plan Amendments: Docket XIII**

Description of Proposal:

Snohomish County is proposing amendments to its adopted Comprehensive Plan based on its docket process consistent with the State of Washington Growth Management Act. Alternatives to be addressed in the Supplemental Environmental Impact Statement (SEIS) include the *No Action Alternative*, i.e., the existing plan (continuation of the County's current GMA Comprehensive Plan to year 2025), and the *Action Alternative* to include potential Comprehensive Plan Future Land Use Map (FLUM) amendments relating to four area-specific Future Land Use Map amendment requests. The table below shows current plan (No Action) and Proposed Action Alternative designations.

List of Site-Specific Comprehensive Plan Future Land Use Map Amendment Requests

Project No./ Applicant	General Location	Approx. Acres	Future Land Use Map (FLUM) Designation
City of Lake Stevens (LS 1)	Between SR 2 and the Lake Stevens UGA, west of SR9	1,112 acres (1.7 sq. miles)	Current: Rural Residential (RR) with Rural Urban Transition Area (RUTA) Proposed: Expand the Lake Stevens Urban Growth Area (UGA). Designate as a Transfer of Development Rights Receiving Area Overlay. FLUM Designations: To be determined, but may address mix of residential, commercial, public/institutional, and industrial uses, such as Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Urban Commercial, Urban Industrial, Public/Institutional, and/or Mixed Use
SR9/US2 LLC (SNO 1)	Northwest and northeast quadrants of the intersection of SR 9 and SR 2, with 87th Ave. SE as western boundary of proposed UGA expansion and 36th St. SE as northern boundary.	371.5 acres	Current: Rural Residential w/Rural Urban Transition Area Proposed: Expand the Snohomish UGA. Amend the FLUM to Urban Medium Density Residential, Urban High Density Residential, Urban Commercial, Urban Industrial and/or Mixed Use
Paramount of Washington, LLC (Point Wells) (SW 41)	Southwest border of Snohomish County abutting Cities of Woodway and Shoreline; at northwest terminus of Richmond Beach Drive	65.9 acres including tidelands	Current: Urban Industrial Proposed: Urban Center
Cathcart (GPP 2)	Approximately 3 miles east of City of Mill Creek, west of SR9 and north of Cathcart Way, within the SW UGA.	205 acres	Current: Urban Village, Urban Medium Density Residential, Urban Industrial Proposed: Urban Village, Urban Medium Density Residential, Urban High Density Residential, Urban Industrial

Proponent: Snohomish County

County GIS 2005
Snohomish non committed as of now

Final decision 5/09

Location of Proposal: Area-specific proposals located within or adjacent to the Southwest UGA, Lake Stevens UGA and Snohomish UGA. See description of proposal above.

Title of Document Being Adopted: *Snohomish County GMA Comprehensive Plan 10-Year Update Environmental Impact Statement (EIS)*, December 2005.

Agency That Prepared Document Being Adopted and Lead Agency: Snohomish County

Date Adopted Document Was Issued: December 13, 2005

If The Document Being Adopted Has Been Challenged: The adopted EIS has not been found inadequate on appeal and is not the subject of a pending appeal.

Adopted Document Availability: The adopted document is available at the Snohomish County Department of Planning and Development Services, Long Range Planning Division, 3000 Rockefeller Ave, Everett, WA 98201.

EIS Required: The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). To meet this requirement, the County will prepare a Supplemental to the FEIS issued December 13, 2005, for the *Snohomish County Comprehensive Plan 10-Year Update (2005)*.

The Supplemental EIS will address potential impacts of the proposed policies and site-specific requests at a non-project, programmatic level of analysis. The lead agency has identified the following areas for discussion in the SEIS:

EIS Topic	SR-9/US 2	City of Lake Stevens	Paramount	Cathcart
Earth Topography, Soils, Erosion	X	X	X	X
Air Quality	X	X	X	X
Surface Water/Water Quality	X	X	X	X
Groundwater	X	X	X	X
Plants and Animals: Fisheries	X	X	X	X
Plants and Animals: Vegetation, Wetlands, and Wildlife	X	X	X	X
Land Use: Land and Shoreline Use, and Relationship to Plans and Policies	X	X	X	X
Population/Employment/Housing	X	X	X	X
Aesthetics	X	X	X	X
Cultural Resources			X	
Transportation	X	X	X	X
Noise	X	X	X	X
Public Services: Police, Fire, EMS, Parks, Schools, Water, Wastewater, Drainage, Telecommunications, Solid Waste, Power, Natural Gas	X	X	X	X

Scoping and Public Comment: Agencies, affected tribes, and members of the public are invited to comment on the scope of the SEIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Send written comments to:

Snohomish County Planning & Development Services
 Steve Skorney, Senior Planner
 3000 Rockefeller Ave. M/S 604
 Everett, WA 98201-4046

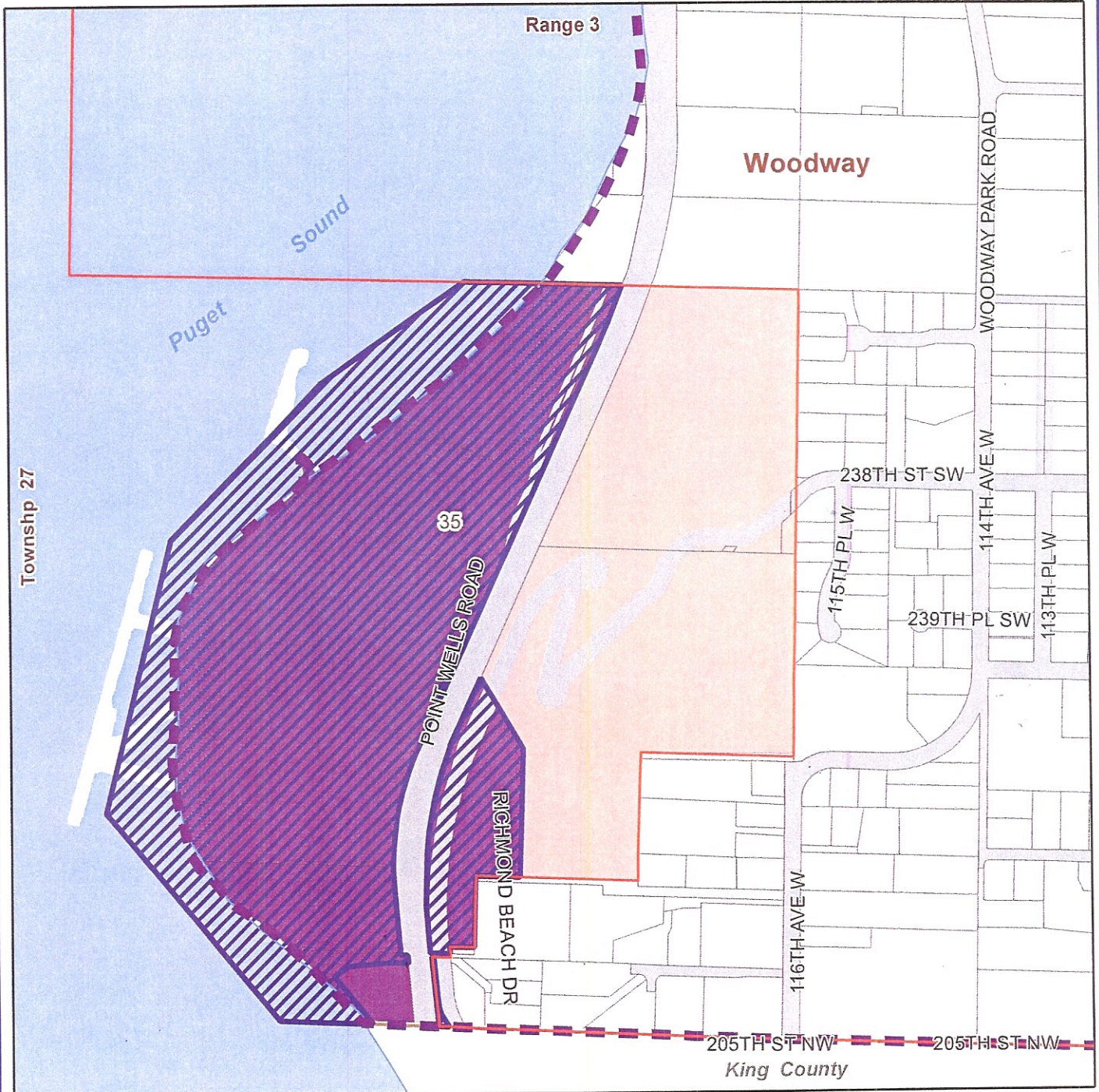
Docket XII

Proposed Comprehensive Plan Amendment

Paramount of Washington Inc.



Snohomish County





Proposed Plan Amendment:

 **Paramount of Washington Inc.**

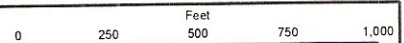
Redesignate Urban Industrial to Urban Center

Existing Plan Designations

 Urban Low Den. Res. (4-6 DU/Ac.)
 Urban Industrial

 UGA Boundary
 Parcel Boundary
 Section Grid
 Township-Range Grid
 Cities

Urban Seattle areas



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