



Sno-King Environmental Protection Coalition

Comments Limited at Council Hearing

The October 3rd hearing before the Council is an appeal hearing, which means the issues the Council will be considering are limited to those issues already argued before the Hearing Examiner. Neither BSRE nor the County will be permitted to raise any new issues during the hearing.

The public may comment on anything, but comments that do not address the issues under appeal will be ignored by the Council. If you plan to travel to Everett to make a comment we thought it was important for you to know what issues the Council will be looking at.

What issues are under appeal?

BSRE identified 9 issues to appeal:

B. Residential Setback

Are the buildings on the east border of Point Wells taller than allowed when next to property zoned as single family residential?

C. Ordinary High Water Mark

Did BSRE correctly identify the Ordinary High Water Mark (OHWM) and did BSRE place some buildings within the 150 foot buffer area where no construction is allowed?

D. Innovative Development Design

Did BSRE show that their proposal met the criteria as an Innovative Develop Design?

E. High Capacity Transit

Did BSRE meet the criteria to allow them to build beyond the normal 90 foot building height limit?

F. Landslide Deviation Requests

Did BSRE meet the criteria for getting a deviation to allow them to place buildings in a landslide hazard area?

G. Request for an Extension

Did BSRE make enough progress in correcting application errors that the Hearing Examiner should have granted them additional time to complete the correction process?

H. BSRE is Entitled to Re-File Pursuant to SCC 30.34A.180 [2007].

Was the Hearing Examiner correct when he said BSRE was not vested to SCC section 30.34A.180?

I. BSRE's Short Plat Application

Did the Hearing Examiner error when he denied the Shore Plat Application?

If you want to know more about any of these issues, Snohomish County's web site has [BSRE's appeal document](#) on line. The letters assigned above to each topic match the letters BSRE used in the appeal document.

We will have our small army of folks entering comments, but we welcome anyone interested to join us. The hearing is this Wednesday, October 3, at 1:30 pm in the Council Chambers on the 8th floor of the Robert J. Drewel Building, 3000 Rockefeller Ave, Everett WA.

Make a donation

Sno-King Environmental Protection Coalition is asking for your financial help as we prepare for the inevitable court cases that will follow the Hearing Examiner's decision. Continuing our fight through the court system takes time and money. We can contribute the time but we need your help contributing the money.

[Donate](#)

All donations are tax deductible.

Sno-King Environmental Protection Coalition is a non-profit 501(c)(3) charitable organization.

Not on our mailing list yet?

Add your name to our email list to get our periodic updates and alerts.
Your address will only be used by us and not shared with any other individual or organization.

[Sign up for our list](#)

Copyright ©2018 Sno-King Environmental Protection Coalition, All rights reserved.

You are receiving this email because you opted in via our website or one of our signup sheets.

Our mailing address is:

Sno-King Environmental Protection Coalition

P O Box 60191

Shoreline, WA 98160-0191