

Pt. Wells Synopsis of Events from 2007-2013

Updated April 9, 2013

Date	Event	Action
May 2007	Snohomish Co. Docket of Pt Wells Comp Plan & Zoning Amendments	City sent letter expressing concerns to Snohomish County Council, sent 5/7/07
April 2007 to May 2009	Snohomish Co. Council hearings and meetings on Pt Wells Urban Center	City Staff met with County staff and elected officials three times during this period and sent five official letters expressing the City's concerns with the Urban Center Plan designation and zoning
April 2009	City Council Meeting	Adoption of Resolution 285 concerning Point Wells opposing County designation of Pt Wells as an 'Urban Center', which declared the City's opposition to the Urban Center designation and intense development at Pt Wells.
November 2009	City appeals Snohomish County designation of Point Wells as an Urban Center	The City of Shoreline filed a Petition for Review (PFR) with the Central Puget Sound Growth Management Hearings Board, the state agency in charge of hearing appeals alleging noncompliance with the Growth Management Act and the State Environmental Policy Act (SEPA)
April 2010	City adopts Pt. Wells Subarea Plan	As a potential annexation area, the Council adopts the Pt. Wells Subarea Plan in order to define what the community would like to see developed
May 2010	City appeals Snohomish County adoption of Urban Center Zoning for Pt Wells	The Snohomish County Council adopted Ordinances 09-079 and 09-080 which adopted permanent Urban Center zoning standards and rezoned the Point Wells property to Urban Center. This action was also appealed to the Growth Management Hearing Board.
January 2011	Legislature	Rep. Kagi introduces HB 1265 to require that Snohomish County enter into an interlocal agreement with Shoreline prior to issuing permits for Pt Wells
February 14, 2011	Council amends Subarea Plan	Council adopts amendment to reclassify Richmond Beach Drive from a 'collector arterial' to a 'neighborhood street' (reduced from 8,250 to 4,000 ADT) and requires a transportation corridor study and mitigation funding
March 2011	BSRE files completed permit application	BSRE 'vests' to the zoning in place at the time of vesting (City objects, but County disagrees)

Date	Event	Action
April 11, 2011	BSRE appeals City's Pt Wells Subarea Plan Amendment	BSRE filed petition to the GMHB on April 11, 2011 (both parties continue to file extensions)*
March 2011	Legislature	HB 1265 doesn't make it out of the Senate Committee; Legislators urged the City and County to reach agreement rather than have the legislature intervene
April 2011	Final Decision from Growth Board on Appeals	Growth Board invalidated the Urban Center designation, but not the urban center zoning, ruling doesn't affect vested permits
April 2011	BSRE begins Snohomish County permitting process	Clock begins on 45-day window for BSRE to negotiate a 'Municipal Agreement' with Shoreline and Woodway; Staff begin meeting with BSRE and Woodway
May 2011	City and Snohomish County agreement	The City and Snohomish County sign letters regarding information sharing and communication for the project; the agreement specifies that the City will be consulted on the selection of the traffic consultant who will prepare the EIS
August 24, 2011	City Letter of Intent	The City provides a Letter of Intent to BSRE outlining the City's expectations in an agreement; City issues press release
August 31, 2011	Community Meeting	City hosted community meeting to hear from residents regarding Letter of Intent
September 6, 2011	City Manager Email	City Manager sends email to all those who attended the Community Meeting
September 2011	City Council Meeting	Staff presents Letter of Intent to Council
September 13, 2011	RBCA Meeting	Mayor and City staff participate on panel at RBCA meeting
September 6, 2011	City retains Foster Pepper	City Council retains Foster Pepper to seek a second legal opinion
November 2011	Meetings with SRB and RBCA	Mayor and City staff meet with Executive Boards of RBCA and SRB to discuss status of negotiations and public process for transportation corridor study and get their feedback
November 2011	Superior Court Ruling	Save Richmond Beach & Woodway sue Snohomish County to have the permit stayed; Ruling stays the permit and cedes a final ruling to the Court of Appeals, which means Snohomish County can't process the permit until the issue is resolved
March 2012	RBCA Meeting	Staff attends RBCA meeting to discuss Metropolitan Park District proposal

Date	Event	Action
May 2012	Growth Hearings Board Extension	County requests an extension of compliance with the Board's order through Dec 2012; City, Woodway and SRB object to extension
September 2012	Snohomish County Council Committee Hearing	Snohomish County has hearing on draft revisions to the Comprehensive Plan for 'Urban Centers' that are designed to comply with Board's order; City provides amendments to draft ordinance
October 17, 2012	Snohomish County Council	Snohomish County Council decides on revisions to 'Urban Centers' to comply with Board's order and adopts 'Urban Village' code
November 7, 2012	State Court of Appeals Hearing	Court of Appeals hears the appeal of the King County Superior Court ruling from November 2011 staying BSRE's permit (decision is expected February 2013)
November 13, 2012	RBCA Meeting	Staff participates at RBCA meeting to brief neighborhood on recent Snohomish County Council decision and next steps
January 7, 2013	Court of Appeals Decision	Court of Appeals overturns the Superior Court ruling, and determines that the permit is vested. SRB and/or Woodway have 30 days to decide to petition the State Supreme Court to appeal the Appeals Court ruling.
January 7, 2013	SRB's Petition for Review to the Growth Management Hearings Board	SRB appeal to the Growth Board for the Urban Village designation for Pt Wells
February 11, 2013	Shoreline City Council Meeting	City Staff updated Council on recent legal decisions and actions regarding the Pt Wells development, including an update on the negotiated agreement between the City and the developer.
April 2, 2013	Memorandum of Understanding (MOU) Signed between City and BSRE	The City and BSRE sign an MOU to conduct a Transportation Corridor Study (TCS) of the Richmond Beach Drive/Road corridor. The Study will provide for significant public input on the impacts and potential mitigation from the proposed project.
April 8, 2013	Shoreline City Council Meeting	City Manager provides an update to Council regarding the signing of the MOU and TCS process.

*BSRE appealed ordinance 596 which was published on February 17, 2011. The appeal also challenges the emergency clause in that ordinance. The GMHB approved a seventh extension this week reciting that the appeal is related to compliance in the earlier Shoreline appeal of Snohomish County ordinances regarding Point Wells. In its recent extension order, the Board scheduled a prehearing conference on February 4, 2013 and we must file our index of the record on this same day.