

PNW INVESTORS LLC

August 25, 2023

Via E-mail to cholland@marysvillewa.gov; Original Via First Class Mail

Mr. Chris Holland
Planning Manager
Community Development Department
City of Marysville
501 Delta Avenue
Marysville, WA 98270

RE: 87th & 40th PRD
PA22-040

Dear Mr. Holland;

This is written following my e-mail correspondence to you on 8-23-2023 and my voice mail to you last week to request the City allowing us to proceed with resubmittal of the 87th & 40th PRD based upon the site plan we have reviewed with your department.

As mentioned in our discussions, the City has requested that we not resubmit the 87th & 40th PRD plans in response to the City's technical review of September 2021 pending reaching agreement with the Stevens Ridge PRD's proponent regarding common road connection locations between the 2 projects.

Our revised 87th & 40th site plan complies with the City's request for common road and pedestrian connection locations agreed in a meeting of the parties in May 2022. Based on our discussions and staff review, it is our understanding that the 87th & 40th PRD's revised site plan complies with the City's regulations (subject of course, to final technical review and minor revisions resulting therefrom), including but not limited to meeting internal and external road and neighborhood connectivity.

We understand that over the past 15 months the City has received multiple proposed site plan revisions from the Stevens Ridge PRD proponent which (i) do not meet the requirements of the City's code and design guidelines; (ii) rely upon a request for an unjustified variance; and (iii) fail to provide the road connection locations previously advised as acceptable to the City in the May 2022 meeting. We understand that recently the City has, yet again, had to direct the Stevens Ridge PRD proponent to provide a site plan that meets the City's code and is awaiting a response.

As a result, we continue to wait to complete the 87th & 40th PRD resubmittal, in essence based on the Stevens Ridge PRD proponent's unwillingness to provide a site plan that complies with the City's code. We are ready to resubmit in short order upon the City's direction to proceed.

Post Office Box 1930
Woodinville, Washington 98072
Phone: (425) 892-2633

Ltr to Holland, City of Marysville
87th & 40th PRD
8/25/2023
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During this interim period, we made application to DOE for wetland fill permits. DOE has advised us that the wetland fill permits cannot be finalized until a SEPA decision is issued on the 87th & 40th PRD. Given the situation described above, DOE has been gracious in providing a 6-month extension to their mandatory review period, but has established a deadline for approval of the wetland fill permits of mid-December 2023. If the SEPA decision on the 87th & 40th PRD project is not issued by mid-December, then DOE will cancel our application without prejudice. This results in our project having to submit yet another application for wetland fill and another 6 month to 1 year delay in completing this task.

In our respectful opinion, we are incurring unnecessary delay in the resubmittal and processing of the 87th & 40th PRD's land use approvals due to Stevens Ridge PRD proponent's unwillingness to submit a site plan that complies with the City's codes and as otherwise previously directed by staff. This delay is now causing our project financial and timeline hardships, which will only be compounded if the City cannot intake our revised site plan and proceed with a final round of technical review, Transportation Concurrency Agreement and issuance of a SEPA decision before mid-December 2023.

I would like to note for the record that our frustration is not with City staff. However, we do not believe it is reasonable for the Stevens Ridge PRD proponent to be able to hold up the processing and approval of the 87th & 40th PRD's land use approvals due to their unwillingness to design the Stevens Ridge PRD site to the City's minimum code, design and neighborhood connectivity requirements. Especially where there are no physical or unusual conditions on the Stevens Ridge PRD property that would otherwise prevent code compliance and proper neighborhood connectivity.

We write to respectfully request that the City allow us to proceed with the 87th & 40th PRD's resubmittal, so that the project may complete a final round of technical review, transportation concurrency review/agreement, and issuance of the SEPA decision in time for the staff at DOE to finalize the wetland permits before mid-December 2023 and avoid us having to incur yet another year of project approval delay.

Thank you again for your assistance and consideration. We look forward to your reply.

Best,



Michael Reid
Managing Director
MR/mr

cc: Jon Pickett, Soundview Consultants
Ben Madeo, Core Design Inc.