



**Snohomish County**

**Planning and Development  
Services**

August 24, 2020

William (Bill) Lider, PE, CESCL  
Lider Engineering, PLLC  
2526 – 205<sup>th</sup> Place SW  
Lynnwood, WA 98036

3000 Rockefeller Ave., M/S 604  
Everett, WA 98201-4046  
(425) 388-3311  
www.snoco.org

**Dave Somers**  
*County Executive*

Mr. Lider;

Thank you for the opportunity to address concerns raised in your August 19, 2020, letter about the Snohomish County Planning and Development Services (PDS) review of the proposed Ironwood development.

PDS noticed the decision for the Ironwood grading and clearing permits (19-118531 LDA / 19-118577 FPA) and made a determination of non-significance (DNS) for “Phase 1” of the project on July 8, 2020. An appeal was received on July 22, 2020, and PDS withdrew approval of the LDA/FPA and the DNS on August 12, 2020.

On July 27, 2020, the applicant separately applied for six demolition permits that were issued on the same day:

- 20-111031 DEMO (parcel 003730-003-018-06)
- 20-111032 DEMO (parcel 003730-003-018-00)
- 20-111033 DEMO (parcel 003730-003-018-01)
- 20-111034 DEMO (parcel 003730-003-010-01)
- 20-111035 DEMO (parcel 003730-003-011-00)
- 20-111036 DEMO (parcel 003730-003-017-02)

Demolition permits are considered “over the counter” permits. This means that when an application is received through MyBuildingPermit.com, the system issues a permit as soon as fees are paid without involvement of PDS staff. MyBuildingPermit.com issues demolition permits in this automatic manner as typically demolition permits are exempt from environmental review (SEPA).

While the issuance of the demolition permits occurred without direct PDS staff review, their issuance was not hidden from the public. All issued permits and proposals under review are listed online on the PDS Map Portal for each tax parcel in Unincorporated Snohomish County.<sup>1</sup> A separate notice of decision is not required for a demolition permit.

The issuance of the demolition permits does not guarantee future approvals for the Ironwood preliminary subdivision or any other proposed development activity on the subject tax parcels. Although much of the demolition work has been completed as authorized by the individual demolition permits, no other work can be performed on these properties or the overall project site without additional permits, such as a Land Disturbing Activity (LDA) and Class-IV Forest Practices (FPA) permits for the clearing and grading of the project site, or other approvals for the preliminary subdivision proposal, all of which are currently under review with PDS. PDS plays no role in any applicant’s financial gains or losses with respect to any particular project.

PDS is bound by federal, state, and local regulations, and regulates all applicants to these same standards. PDS did not work covertly with the applicant to issue the demolition permits. These were applied for and issued per current PDS procedures in place for all applicants. All public comments received thus far associated with various elements of the Ironwood proposal have been incorporated into PDS reviews, and all commenters are parties of record per SCC 30.91P.110. The preliminary subdivision, site plan, rezone, and landscape modification for the Ironwood development proposal are Type 2 permits and decisions to be decided by the Hearing Examiner and

<sup>1</sup> <http://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmapportal>