



## CITY OF EVERETT

Community, Planning, & Economic Development Department  
Planning Division

### NOTICE OF APPLICATION

**This notice is to inform you that the City of Everett received an application for a proposal located within the Southwest Everett/Paine Field Planned Action.**

**Project Name:** Middle Earth Holdings New Light Industrial and Manufacturing  
**Permit File Number(s):** REVI21-005, REVI21-024, REVI21-025  
**Applicant:** Middle Earth Holdings, LLC  
**Project Location:** 1313 75<sup>th</sup> Street SW, Everett, WA

**Project Description:** The proposal is for a new 27,500 square foot light industrial and manufacturing facility on an existing 9 acre lot. An access drive between the property to the west is proposed along with street frontage improvements along 75th Street SW. The eastern portion of the site is geologically hazardous with steep slopes, as such, a landscape modification is requested so that the required perimeter landscaping that would normally be located in the geologically hazardous areas will be located towards the top of slope to prevent disturbance of the steep slope. Once the project is completed and the facility up-and-running, the on-site equipment will be automated and remotely monitored with periodic technician visits. A parking reduction has been requested from the required 37 stalls down to 8 as there will be no full-time employees on-site. Should occupancy levels change in the future, the site will be able to accommodate additional needed parking stalls.

**Agency Comment Period:** Written comments on the application are solicited and must be received at the Office of Community, Planning, and Economic Development, 2930 Wetmore Avenue, Suite 8-A, Everett, Washington by May 19, 2021. Please review the proposal as it relates to your area of expertise for consistency with the SW Everett/Paine Field Subarea Plan and Mitigation Decision Document, and appropriate regulations. The proposal may be subject to conditions designed to mitigate any environmental impacts which may result from the project proposal, and will be subject to permit requirements deemed appropriate by the City. Neither a SEPA threshold determination nor an EIS is expected to be required.

**Required Permits:** Land Use Permit, Public Works Permit, Building Permit.

**Environmental Document and Studies:** SEPA Checklist, Geotechnical Report, Traffic Study

**Applicable Development Regulations:** City of Everett Unified Development Code, Southwest Everett Subarea Plan Mitigation Decision Document, Building and Fire Code, Public Works Standards Manual, and Stormwater Manual

The project will be required to be consistent with all applicable development regulations, the City's Comprehensive Plan, and the SW Everett/Paine Field Subarea Plan. Information necessary to analyze



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this proposal are online at <https://pw.everettwa.gov>. If you have any questions about this proposal, please contact Niels Tygesen at [ntygesen@everettwa.gov](mailto:ntygesen@everettwa.gov) for information.

Date of Notice: 5/5/2021

By:   
Yorik Stevens-Wajda, Planning Director

**Distribution List:**

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CIVIL RIGHTS ACT OF 1964, TITLE VI STATEMENT TO THE PUBLIC: The City of Everett hereby gives public notice that it is policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all its programs and activities. Persons wishing information regarding the City's Title VI compliance may call 425-257-8731, Title VI Specialist for the City's Planning Department."