



CITY OF EVERETT

Planning

Notice of Application, Optional DNS, and Public Hearing

PROJECT FILE SUMMARY

Project Name: Harbor's Edge
Project File No.: REVII22-001, REVII22-005
Applicant: Sage Homes Northwest, LLC
Date of Notice: 04.11.2022

PROJECT SITE SUMMARY

Project Address: 3618 W. Mukilteo Blvd
Tax Parcel #(s): 004336-000-048-02, 004336-000-047-00, 004336-000-046-00, 004336-000-045-00
Zoning: NB, Neighborhood Business
Land Use Designation: Commercial Mixed Use

PROJECT DESCRIPTION

Proposal to develop an approximately 1.45 acre site into 25 unit lot townhomes. Six building structures with townhomes (single-family attached) are proposed, comprising 1 tri-plex, 3 four-plexes, and 2 five-plexes. There will be one access point off W. Mukilteo Blvd. An existing wetland on-site will be mitigated with credits to the [Skykomish Habitat Mitigation Bank](#). The applicant is seeking to utilize the unit lot development process to sell the units as fee-simple vs. condo.

PUBLIC COMMENT PERIOD

An application for the proposed project was submitted to the Office of Community, Planning, & Economic Development on January 13, 2022 and was determined to be complete on February 10, 2022. 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 April 25, 2022 or submitted at the public hearing. Any person may comment on the application, participate in the public hearing, and request a copy of the decision once made. The decision may be appealed to Snohomish County Superior Court in accordance with Chapter 36.70C RCW.

The City expects to issue a Determination of Non-Significance (DNS) for the proposal. The optional DNS process is being used under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.



2930 Wetmore Ave, Ste 8-A
Everett, WA 98201



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Public Hearing: The public will have the opportunity to provide testimony to the City of Everett Hearing Examiner at the public hearing.

Date & Time: Thursday, April 28, 2022 at 1:00 PM

The hearing will be held virtually using [Microsoft Teams](#).

For more information on how to attend and participate in the hearing please go to the announcement section of the planning webpage at: www.everettwa.gov/342/planning.

Required Permits:

Land Use Permit, Public Works Permit, Building Permit

Environmental Documents and Studies: Geotech Report March 31 2003, Geotech Update December 17, 2021, Preliminary Drainage Report December 17, 2021, SEPA Checklist December 22, 2021, Stormwater Pollution Prevention Plan December 17, 2021, Traffic Analysis December 17, 2021, Wetland Report December 20, 2021.

Applicable Development Regulations:

Everett Municipal Code, Building and Fire Code, Public Works Standards Manual, and Stormwater Manual

The project will be required to be consistent with all applicable development regulations and the City's Comprehensive Plan. Information necessary to analyze this proposal are on file with the Office of Community, Planning, & Economic Development and may be reviewed online at <https://pw.everettwa.gov>. If you have any questions about this proposal, please contact Niels Tygesen at ntygesen@everettwa.gov for information.

Niels Tygesen for Y. S.-W.

Yorik Stevens-Wajda, Planning Director

Distribution List:

Applicant and Contact	Mukilteo School District
City of Everett Admin. Dept., Neighborhood Coordinator	Neighborhood Chair, Boulevard Bluffs
City of Everett CPED Department	Paine Field Airport Manager
City of Everett Fire Department	Property owners within 500' radius
City of Everett Parks Department	Puget Sound Clean Air Agency
City of Everett Police Department	Puget Sound Energy
City of Everett Public Works Department	Snohomish County 911
City of Everett Transit	Snohomish County Emergency Management
Community Transit	Snohomish County Health District
Department of Ecology	Snohomish County PUD No.1
Everett Herald	Stillaguamish Tribe of Indians
Frontier Communications	Tulalip Tribes
Muckleshoot Indian Tribe	US Army Corps of Engineers
	US Postal Service

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.

