

From: [Grace Pollard](#)
To: [Niels Tygesen](#); [Ed Steenman](#)
Subject: FW: [EXTERNAL] RE: Access to the public hearing on April 28th
Date: Monday, April 25, 2022 11:07:50 AM
Attachments: [image003.png](#)
[image005.png](#)
[image002.png](#)
[image001.png](#)
[image007.png](#)

Ed, I am forwarding your email to the project planner for this Thursday's 1:00pm hearing for [Harbor's Edge Unit Lot Townhomes project](#) on W Mukilteo Blvd. To clarify, I am the project planner for the 9:00am hearing regarding 3012 23rd Street.

Best,

Grace Pollard
Associate Planner | Planning Division
Community, Planning, and Economic Development Department
425.257.8731 | 2930 Wetmore Avenue, Suite 8A, Everett, WA 98201
[everettwa.gov/planning](#) | [Facebook](#) | [Twitter](#)

Note: Emails and attachments sent to and from the City of Everett are public records and may be subject to disclosure pursuant to the Public Records Act.

From: Ed Steenman <ed@steenmanassociates.com>
Sent: Monday, April 25, 2022 10:18 AM
To: Grace Pollard <GPollard@everettwa.gov>
Subject: [EXTERNAL] RE: Access to the public hearing on April 28th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The area in question has been zoned as NB. Looks like it would need to be rezoned to SB3. Has this rezoning already taken place or is this part of the public comment.

If it already has taken place, when did that occur and where are the notes or explanation of that change? Thank you.

Ed Steenman

P: 425.427.9692 | C: 425.445.EDDY
5205 33rd Ave W Everett WA 98203



STEENMAN ASSOCIATES

From: Grace Pollard <GPollard@everettwa.gov>
Sent: Monday, April 25, 2022 8:19 AM
To: Donald Schwab <DSchwab@everettwa.gov>; Planning Email <Planning@everettwa.gov>; Steve Ingalsbe <Singalsbe@everettwa.gov>; Kathy Davis <KDavis@everettwa.gov>; Anne Weech <AWeech@everettwa.gov>
Cc: Anthony Zahler <azahler02@gmail.com>; noelandbeckyg@icloud.com; Noel@Petersonfruit.com; breahna.zahler@gmail.com; nicole.heins@live.com; Cathybrownres@msn.com; hannisward@gmail.com; tfbqueen@comcast.net; svetlana.filippov@gmail.com; pswardstrom@heilind.com; bruceolson1@yahoo.com; dziedra.brusberg@gmail.com; kernnen68@yahoo.com; Ed Steenman <ed@steenmanassociates.com>; Nick Harper <NHarper@everettwa.gov>
Subject: RE: Access to the public hearing on April 28th

Good morning, Don.

The Planning Division's webpage posts public hearings under the [ANNOUNCEMENTS banner](#) of our website. The instructions on how to virtually attend public hearings are included in each posted announcement and can be seen [here](#) for the 'Small Lot' variance. If you have any further technical questions about how to attend the hearing, please contact our Administrative Assistant, Kathy Davis. I have cc'd her on this email. And yes, the Hearing Examiner will be accepting public comments during the hearing.

Best Regards,

Grace Pollard
Associate Planner | Planning Division
Community, Planning, and Economic Development Department
425.257.8731 | 2930 Wetmore Avenue, Suite 8A, Everett, WA 98201
[everettwa.gov/planning](#) | [Facebook](#) | [Twitter](#)

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From: Donald Schwab <DSchwab@everettwa.gov>

Sent: Saturday, April 23, 2022 10:53 AM

To: Planning Email <Planning@everettwa.gov>; Grace Pollard <GPollard@everettwa.gov>

Cc: Anthony Zahler <azahler02@gmail.com>; noelandbeckyg@icloud.com; Noel@Petersonfruit.com; brehna.zahler@gmail.com; nicole.heins@live.com; Cathybrownres@msn.com; hannisward@gmail.com; tfbqueen@comcast.net; svetlana.filippov@gmail.com; pswardstrom@heilind.com; bruceolson1@yahoo.com; dziedra.brusberg@gmail.com; kernen68@yahoo.com; Ed Steenman <ed@steenmanassociates.com>; Nick Harper <NHarper@everettwa.gov>

Subject: Access to the public hearing on April 28th

How do community members attend the Hearing Examiner's Public meeting on 4/28/22 via "Teams" and is there a chance to make public comment during this meeting?

Thank You



don Schwab
Council member | District 3
425.257.8703 | 2930 Wetmore Ave., Suite 9-A, Everett, WA 98201
everettwa.gov | [Facebook](https://www.facebook.com/everettwa) | [Twitter](https://twitter.com/everettwa)

From: [Grace Pollard](#)
To: [Niels Tygesen](#)
Subject: FW: [EXTERNAL] Re: Access to the public hearing on April 28th
Date: Monday, April 25, 2022 11:09:52 AM
Attachments: [image002.png](#)
[image004.png](#)
[image001.png](#)
[image001.png](#)
[image001.png](#)
[image003.png](#)

Here is another email from Ed Steenman from this morning.

Grace Pollard

Associate Planner | Planning Division
Community, Planning, and Economic Development Department
425.257.8731 | 2930 Wetmore Avenue, Suite 8A, Everett, WA 98201
everettwa.gov/planning | [Facebook](#) | [Twitter](#)

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From: Ed Steenman <ed@steenmanassociates.com>
Sent: Monday, April 25, 2022 9:17 AM
To: Grace Pollard <GPollard@everettwa.gov>
Subject: [EXTERNAL] Re: Access to the public hearing on April 28th

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On what basis does the city grant a variance request?
Is this commonly done? If so is there a history?
Is it an all or nothing approval or can the city impose restrictions or conditions?
If yes, has the city already approved this or this the stage we are at now?
Thank you for clarification on this.

On Mon, Apr 25, 2022, 8:18 AM Grace Pollard <GPollard@everettwa.gov> wrote:

Good morning, Don.

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Best Regards,
Grace Pollard
Associate Planner | Planning Division
Community, Planning, and Economic Development Department
425.257.8731 | 2930 Wetmore Avenue, Suite 8A, Everett, WA 98201
everettwa.gov/planning | [Facebook](#) | [Twitter](#)

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From: Donald Schwab <DSchwab@everettwa.gov>
Sent: Saturday, April 23, 2022 10:53 AM
To: Planning Email <Planning@everettwa.gov>; Grace Pollard <GPollard@everettwa.gov>
Cc: Anthony Zahler <azahler02@gmail.com>; noelandbeckyg@icloud.com; Noel@Petersonfruit.com; breahna.zahler@gmail.com; nicole.heins@live.com; Cathybrownres@msn.com; hannisward@gmail.com; tfbqueen@comcast.net; svetlana.filippov@gmail.com; pswardstrom@heilind.com; bruceolson1@yahoo.com; dziedra.brusberg@gmail.com; kernen68@yahoo.com; Ed Steenman <ed@steenmanassociates.com>; Nick Harper <NHarper@everettwa.gov>
Subject: Access to the public hearing on April 28th

How do community members attend the Hearing Examiner's Public meeting on 4/28/22 via "Teams" and is there a chance to make public comment during this meeting?

Thank You

don Schwab



Council member | District 3
425.257.8703 | 2930 Wetmore Ave., Suite 9-A, Everett, WA 98201
everettwa.gov | [Facebook](#) | [Twitter](#)

From: [Ed Steenman](#)
To: [Niels Tygesen](#)
Subject: [EXTERNAL] harbors edge townhouse project
Date: Monday, April 25, 2022 5:32:00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi I'm trying to get a little history and perspective on this project I am an everett resident (own two homes in Everett) and live in the neighborhood of this proposed development. Are you able to shed some light on when the zoning variance was approved from MB to I believe now is it S3 (neighborhood business to a residential status with multifamily) when did that zoning variance get approved and where are the notes on why that approval was allowed to take place? Thank you very much I appreciate you getting back to me.

Ed Steenman

From: [Danielle Marshall](#)
To: [Niels Tygesen](#)
Subject: FW: [EXTERNAL] Public Comment for harbor's Edge Project
Date: Wednesday, April 27, 2022 1:48:49 PM

Hi Niels,

The following public comment for your project came in to our Planning Email but got caught by the spam filter on 4/24.

Thank you,

Danielle Marshall

Assistant Planner | Community, Planning and Economic Development

425-257-7281 | 3200 Cedar St, Everett, WA 98201

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-----Original Message-----

From: Ed Steenman <ed@steenmanassociates.com>

Sent: Sunday, April 24, 2022 10:11 PM

To: Planning Email <Planning@everettwa.gov>

Cc: Donald Schwab <DSchwab@everettwa.gov>

Subject: [EXTERNAL] Public Comment for harbor's Edge Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members.

I am a resident of the City of Everett and own two houses here. One of them is in the vicinity of the this new development. While I am glad to see the eyesore former gift shop cleaned up, I share concerns with many of my neighbors as to the impact this development of 25 units will have in an area that up to now has consisted of single family homes. My concern is traffic mitigation specifically how parking will be handled. Mukilteo Drive at the point of

development is already a pretty busy section as it rounds a curve and approaches the gulch bridge heading south, and there is a neighborhood park across the street where young children (including my grandchild) love to play. The parking at this neighborhood park (Edgewater) is EXTREMELY limited (3- 4 spaces total) and so what is in place to prevent residents/ guests of this new development from taking one or all of them- there are no alternatives and parking along that busy section or roadway is will lead to problems/accidents.

I would like to hear from the Council how they plan to control parking for both residents AND GUESTS. Is there MORE THAN ADEQUATE GUEST parking at this new development? My experience is that guest spaces in these type of set-ups are usually quite limited. This is already an area where traffic almost always drives over the speed limit, there is a curve and a narrow shoulder approaching the bridge where I frequently see pedestrians, bikers, dog walkers (heading to the dog park nearby). I'd like to see no parking signs installed in the section from the development heading South thru to the bridge and strict enforcement of parking at the park for park use only.

Respectfully,

Ed Steenman

P: 425.427.9692 | C: 425.445.EDDY

5205 33rd Ave W Everett WA 98203

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