

**From:** [Mark Barnhart](#)  
**To:** [Niels Tygesen](#)  
**Cc:** [Cathy Brown](#); [Mark Barnhart](#)  
**Subject:** [EXTERNAL] Public Hearing Comments 4/28/2022: Project File No.: REVII22-001, REVII22-005 Project Name: Harbor's Edge  
**Date:** Sunday, April 24, 2022 10:54:07 PM  
**Attachments:** [Public Comments for City of Everett Hearing Examiner 4-28-2022.docx](#)  
**Importance:** High

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Niels Tygesen,

Please find attached our comments we wish to have presented and addressed at the Public Hearing on 4/28/2022 at 1:00 pm for the Harbor's Edge development located at 3618 W. Mukilteo Blvd, Everett, WA 98203 under parcel no. 004336-000-048-02, 004366-000-047-00, 004336-000-046-00, 00436-000-045-00.

Additionally, please send us a link to the Microsoft teams meeting for this hearing so that we may attend virtually to ensure my concerns have been addressed.

Thank you for presenting these comments ahead of time, and providing the meeting invite.

Mark Barnhart and Cathy Brown

Property Owners of 3621 Geyer Lane, Everett, WA 98203, parcel no. 00433700000300

Public Comments for City of Everett  
Hearing Examiner, Thursday, April 28, 2022  
at 1:00 PM

**From** Mark Barnhart and Cathy Brown  
property owners of  
3621 Geyer Lane, Everett, WA 98203

Project Name: Harbor's Edge  
Project File No.: REVII22-001, REVII22-005  
Applicant: Sage Homes Northwest, LLC  
Project Address: 3618 W. Mukilteo Blvd, Everett, WA 98203  
Tax Parcel #(s): 004336-000-048-02, 004366-000-047-00, 004336-000-046-00,  
00436-000-045-00  
Zoning: NB, Neighborhood Business  
Land Use Designation: Commercial Mixed Use

Comments wishing to be addressed and resolved prior to any permits being approved for development from Homeowner Mark Barnhart and Cathy Brown located on parcel no. 00433700000300 at 3621 Geyer Lane, Everett, WA 98203, as we are located directly behind the Harbor's Edge Development.

**Proposed Fencing to be constructed:**

Our garage and extensive ivy hedge back up to this property, and from the plans available, it appears that a fence is going to be constructed approximately 1 foot behind our garage and hedge. This does not permit us as homeowners to safely access and maintain the rear of our garage or hedge that has been our property buffer from these neglected lots over the years.

When we purchased our home in 2005, the garage was in this location along with the existing hedge, and we have maintained both since that time accessing the backside with a gate on the side of our garage.

This proposed fence will negate access to any future maintenance of our property, which will result in neglect in our property or structural damage to the existing garage.

We must have a safe maintenance access set back behind our garage moving forward in the future, and 1 foot is not safe.

**Height restrictions obstructing view for parcel no. 0043370000300, 3621 Geyer Lane, Everett, WA 98203:**

The proposed 25 units consisting of six buildings comprising of 1 tri-plex, 3 four-plexes, and 2 five-plexes, are all placed on the proposed building site that will obstruct any view of the Puget Sound that we currently have. These structures will be 3 stories high, built side-by-side blocking every available view from our property.

As an existing single-family residence located in the Edgewater neighborhood since 1970, it is important to allow our view of Puget Sound to remain to avoid diminishing our property value. Sage Homes Northwest, LLC must cooperate with the existing homeowners to reach a mutually agreeable position for development of Harbor's Edge.

**Stop Sign, Roundabout and or Cross walk for accessing park amenities:**

Due to the impact of 25 new single-family attached townhome units consisting of 3 to 4 bedrooms each, the traffic to our neighborhood will significantly increase on a daily basis causing the potential for more accidents when accessing Mukilteo Blvd and safety issues accessing Edgewater Park and Tennis Courts for pedestrians.

We respectfully request that the City of Everett require Sage Homes Northwest, LLC to install safety protocols for accessing Mukilteo Blvd for all residence in the Edgewater neighborhood. Should this not be a requirement with permit approval for Sage Homes Northwest, LLC, then the City of Everett must complete either appropriate stop signs, roundabouts or safety crosswalks due to the excessive speed on Mukilteo Blvd by many travelers. This new development only increases the risk of serious injury to pedestrians and the existing residences in the neighborhood.

**Setting a Precedence for Exterior of Units and Landscaping within the Development:**

While this development may be inevitable due to the land in question, we want to ensure that Sage Homes Northwest, LLC build modern single-family homes that do not appear to be apartment residences within the Edgewater neighborhood, have appealing exterior siding, and appear to be single-family detached units based on the existing single-family residences surrounding this development.

With the structures being built, we respectfully request Sage Homes Northwest, LLC to complete appropriate exterior neutral painting colors to match existing homes in with the Edgewater neighborhood.

Additionally, we request that appropriate landscaping (grass, trees, shrubbery) be completed for each unit being built as well as any common areas within their Harbor's Edge development.

Thank you for your time and please feel free to contact us with any additional questions.

Mark Barnhart

425-330-9356 or [tralfaz9@msn.com](mailto:tralfaz9@msn.com)

Cathy Brown

425-330-7124 or [cathybrownres@msn.com](mailto:cathybrownres@msn.com)

Homeowners at 3621 Geyer Lane, Everett, WA 98203, parcel no. 00433700000300