

Determination of Non-Significance (DNS)

PROJECT FILE SUMMARY

Project Name: Harbor's Edge
Project File No.: REVII22-005
Applicant: Sage Homes Northwest, LLC
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
Lead Agency: City of Everett Community, Planning, & Economic Development Department
Date of Determination: 04.27.2022

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.

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued in accordance with WAC 197-11-355. No additional comment period is required.



Yorik Stevens-Wajda, Planning Director

APPEALS

This decision may be appealed to the City's Hearing Examiner within 14 days of the issuance of this determination. For information about appeals, please refer to [EMC 15.02.600](#).

