

Kathy Davis

From: Niels Tygesen
Sent: Thursday, May 26, 2022 11:06 AM
To: Anne Weech
Cc: Albert Torrico; Steve Ingalsbe
Subject: FW: [EXTERNAL] Harbor's Edge HE Decision

Importance: High

Hi Anne,

Please see below for comments from Albert Torrico, Sage Homes, regarding the HE decision.



Niels Tygesen
Planner | Planning Division
Community, Planning, & Economic Development
425.257.7168 | 2930 Wetmore Avenue, Suite 8-A, Everett, WA 98201

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: Albert Torrico <al@sagehomesnw.com>
Sent: Thursday, May 26, 2022 10:59 AM
To: Niels Tygesen <NTygesen@everettwa.gov>
Cc: Steve Ingalsbe <SIngalsbe@everettwa.gov>
Subject: [EXTERNAL] Harbor's Edge HE Decision
Importance: High

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 Niels,

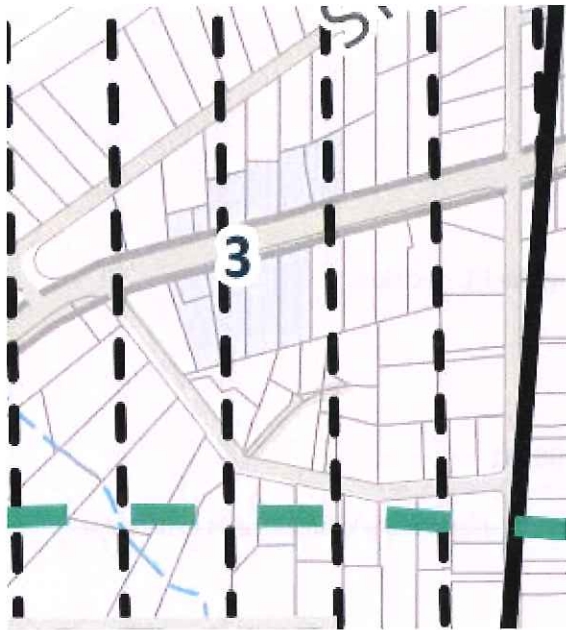
I left you a VM regarding the HE decision, but there seems to be some errors in the findings of fact that translated into conditions that aren't accurate. See my summary below.

Findings of Fact:

#5 "Areas to the east, south and west are zoned Suburban Residential (R-S)". Only properties to the east and south are zoned R-S. The western parcel is zoned NB. That needs to be corrected.

#12 The layout submitted for the hearing showed 4 buildings in the back that were 2-4 attached townhomes. What is not stated is a clarification that if the buildings in the back were combined into 8 and 7 unit buildings, then they would only have to provide 2 parking stalls within the garage. Our recent submittal combined the 4 buildings into two 7 and 8 unit townhome buildings. All those units have side-by-side 2-car garages. You explained in his testimony that if the buildings had more than 4 units in a building then 2 parking stalls in a garage would meet the code. So the maximum number of parking stalls is really a range 50 to 65. Furthermore, combining the buildings would not require a parking modification.

#15 I don't believe this is correct. The maximum height in the NB zone is 3 three floors, except along the east and south property lines building height is limited to 28' within 35' of those property lines. All the buildings are more than 35' from the east and south property lines and can be a maximum three floors. The HE discussion is inconsistent with the staff report and I believe reviewing the building structures height map, referenced by the Hearing Examiner, that the four parcels comprising our site are darker and indicate a height of three stories, which is consistent with the NB zoning of the parcels.



3 Floors

Condition #1 needs to be stricken and condition #2 needs to be restated to include verbiage that states that buildings with greater than 5 units in a buildings require 2 parking spaces when accessed off a private access drive. So the range of required parking stalls should be 50 to 65.

I kindly ask that the Hearing Examiner revise and reissue the decision. If you wish to discuss my concerns further, please give me a call at (425) 221-1342.

Albert Torrico
Director of Entitlement



9505 19th Avenue SE, Suite 118
Everett, WA 98208
www.sagehomesnw.com
e: al@sagehomesnw.com

m: 425-221-1342



