



CITY OF EVERETT  
Planning

## NOTICE OF APPLICATION AND OPTIONAL DNS SEPA NOTICE

**Project Name:** Benton Square  
**Project File Nos:** REVII22-025 (Unit Lot Land Division), REVII22-028 (SEPA), REVII22-029 (Critical Area)  
**Applicant:** Pacific Ridge Homes c/o John Mirante  
**Project Location:** 100<sup>th</sup> St SW and 18<sup>th</sup> Ave W; Assigned Project Address is 9908 18<sup>th</sup> Ave W  
**Tax Parcel Nos:** 00480600102000 and 00480600102104

**Project Description:** Applications have been submitted for a proposed unit lot land division and associated site improvements. The proposed project includes 5 new townhouse style buildings featuring 23 total units, ranging from 2 to 3 bedrooms. Each unit would have its own parking garage and additional guest parking is proposed on site. Vehicular access to 4 of the buildings, or 20 units, would be from 18<sup>th</sup> Ave W. Vehicular access to 1 of the buildings, featuring 3 units, would be from 100<sup>th</sup> St SW. The existing parcels measure approximately 1.19 acres in size, are currently undeveloped and contain two Category III wetlands. The Applicant requests to fill the on-site wetlands and provide compensatory mitigation via the purchase of mitigation bank credits from the [Keller Farm Mitigation Bank](#).

**Public Comment Period:** Applications for the proposed project were submitted to the Community, Planning, & Economic Development Department on April 1, 2022 (REVII22-025) and April 7, 2022 (REVII22-028, REVII22-029). All applications were deemed “technically complete” on April 28, 2022. Written comments on the applications are solicited and must be received at the Community, Planning, and Economic Development Department, 2930 Wetmore Avenue, Suite 8-A, Everett, Washington by **August 26, 2022**. Any person may comment on the applications and request a copy of the decision once made. Appeals must be filed within fourteen days after the notice of the decision. No public hearing is scheduled at this time.

**Right to Hearing:** Pursuant to RCW 58.17.095 and EMC 15.02.070, an open public hearing shall be held if any person files a request within twenty-one days of publishing this notice.

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.

**Required Permits:** Land Use Permits, Public Works Permit, Building Permit

**Environmental Documents and Studies:** SEPA Checklist, Geotechnical Engineering Report, Wetland and Fish & Wildlife Habitat Assessment, Mitigation Bank Use Plan



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**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 Community, Planning, & Economic Development Department and may be reviewed online at <https://pw.everettwa.gov>. If you have any questions about this proposal, please contact Kelsey Heyd at 425.257.7275 or [kheyd@everettwa.gov](mailto:kheyd@everettwa.gov) for information.

**Date of Notice:** 08/12/2022

Yorik Stevens-Wajda, Planning Director  
Community, Planning, & Economic Development Department

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.