



CITY OF EVERETT
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (SEPA16-018)
AND PLANNING COMMISSION PUBLIC HEARING
Builder's Investment Group, LLC Rezone (COMP16-001, REZ16-001)
- Non-project action -

An Environmental Checklist was reviewed by the City of Everett and a Determination of Non-Significance (SEPA 16-018) was issued to the applicant on November 02, 2016.

Proposal: Change zoning and land use designation on a .49 acre portion of Builder's Investment Group LLC's property to allow a small office building and associated parking.

Applicant: Builder's Investment Group, LLC
Representative: Brian Kalab, Insight Engineering
Project Location: 12704 19th Avenue SE, Everett, WA
Tax Parcel No.: 280530-004-002-00

Zoning: Existing: R-2: Single Family Medium Density
Proposed: C-1: General Commercial

Land Use Designation: Existing: 1.3: Single Family Detached
Proposed: 4.4: Mixed-Use Commercial/Multiple-Family

Issuance of the DNS is a determination that there will be no probable significant adverse environmental impacts from the proposal and that a detailed Environmental Impact Statement is not required. A copy of the DNS, environmental checklist and other information are available to the public on request. If you have any questions on the proposal, please contact Niels Tygesen at 425.257.8731. Any comments on this proposal must be submitted to the Planning Department by **November 16, 2016**. There is no appeal period on this administrative determination.

The Everett Planning Commission will hold a public hearing to consider the proposal and make a recommendation to City Council. Interested persons and parties are invited to attend and comment. Comments may also be submitted in writing to the Planning Department or via email to Niels Tygesen at ntygesen@everettwa.gov.

Planning Commission Public Hearing:

Date & Time: **December 6, 2016 at 6:30 p.m.**

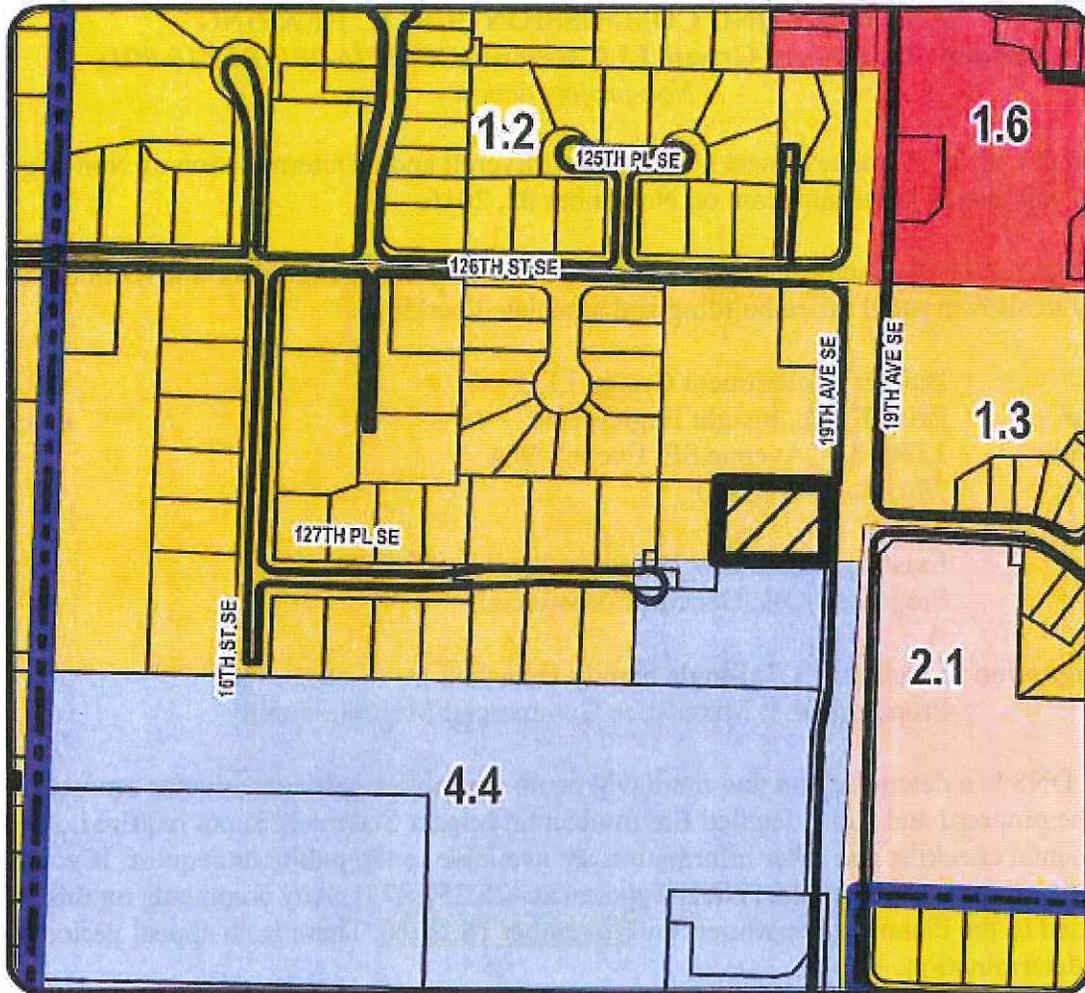
Location: 3002 Wetmore Avenue, William E. Moore Historic City Hall, City Council Chambers

We strive to provide special accommodations for individuals with disabilities. Please contact our office at least three business days prior to the scheduled event if special accommodations are needed.

Builder Investment Group

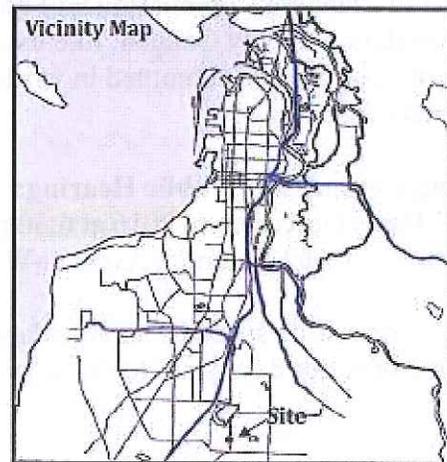
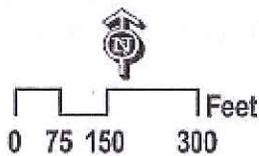
Comprehensive Plan Amendment

1.3 Single Family detached (10-12 du/ac) to
4.4 Mixed Use Commercial, Multiple Family



Comprehensive Plan Legend:

-  Action Area (0.49 Acre)
-  1.2 Single Family Detached, 5-10 DUA
-  1.3 Single Family Detached, 10-12 DUA
-  1.6 Multiple Family, 20-29 DUA
-  2.1 Schools/Church
-  4.4 Mixed Use Commercial, Multiple Family
-  Everett City Limits

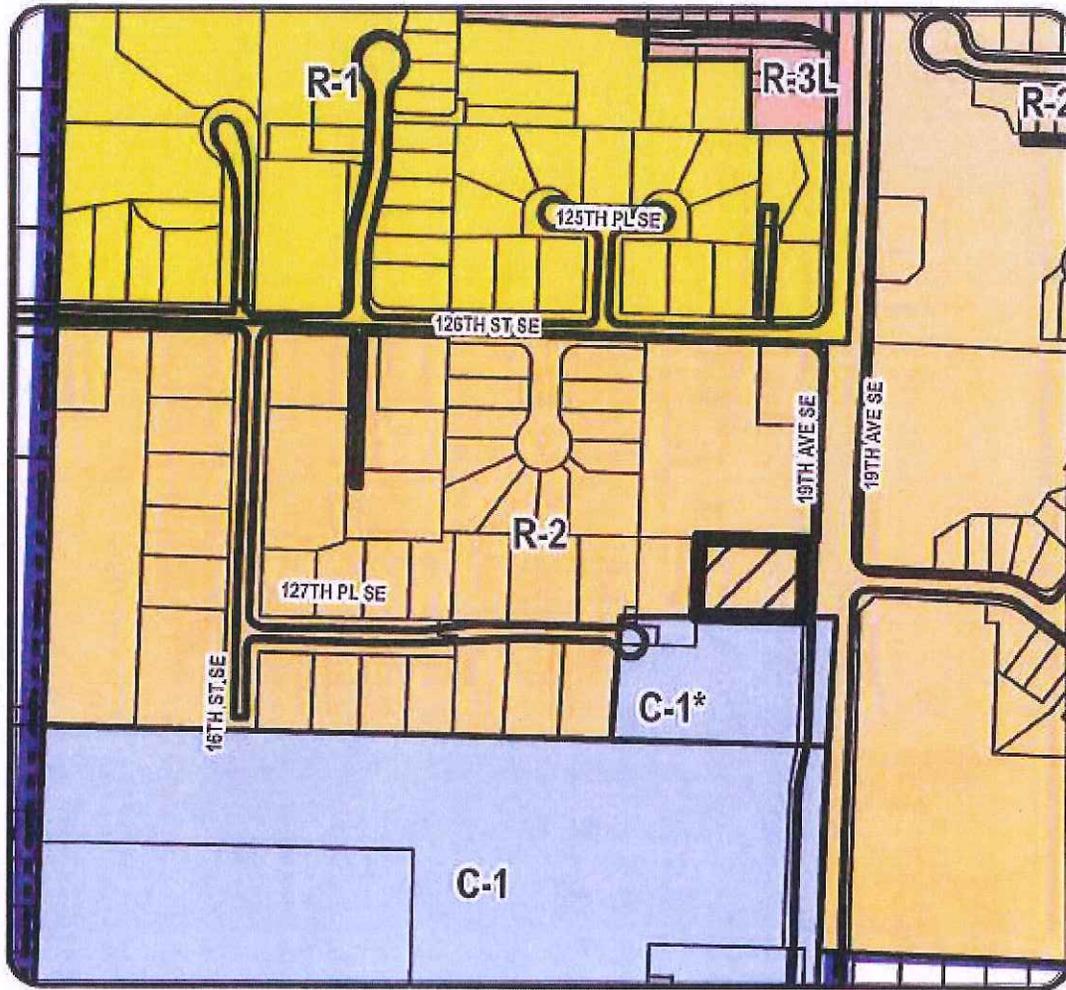


July 2016

Builder Investment Group

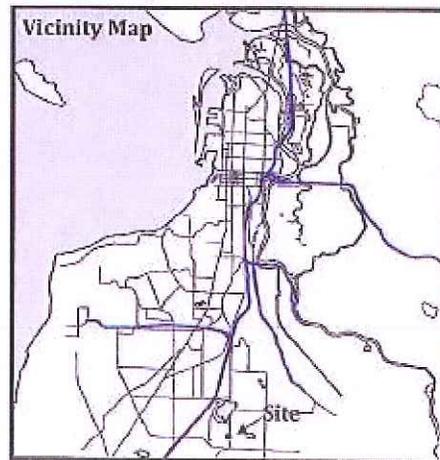
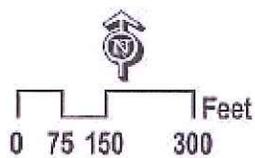
Zoning Amendment

R-2 Single Family Detached Medium Density to
C-1 General Commercial



Zoning Legend:

-  Action Area (0.49 Acre)
-  R-1 Single Family, Low Density
-  R-2 Single Family, Medium Density
-  R-3L Multiple Family, Low Density
-  C-1 General Commercial
-  Everett City Limits



July 2016