

**From:** [John Cole](#)  
**To:** [Linda Ritter](#)  
**Subject:** Harbor Grove Subdivision  
**Date:** Tuesday, November 30, 2021 1:21:28 AM

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[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK.]

Hello Mukilteo planning staff:

I am submitting this email as my comments to become a party of record regarding the proposed Harbor Grove Subdivision at 9110 53rd Ave W.

I live at 9150 53rd Ave W, Mukilteo WA 98275. The proposed development will border my property to both the north and west. I have looked at the proposed plat and have a significant number of concerns regarding the proposal. My concerns are both for the immediate impact on my property, as well the project as a whole.

My objections to this project as it relates immediately to my property:

1. I have a recorded easement that has been omitted or ignored in the preliminary plat. It was recorded with Snohomish County in May of 2008. This easement grants me ingress, egress, and utilities to the north of my property. Within this easement, the proposed plat intends to violate this easement in several ways:

1a. The proposed plat would limit the access to my garage/parking area.

1b. The proposed plat shows removing a catch basin in my driveway, as well as a dispersion trench that is outside of the easement and on MY property.

1c. The proposed plat has a significant portion of the proposed detention vault within the easement.

1d. The proposed planting schedule has a large maple tree very near or in front of the steps leading to my front door.

1e. I have very significant concerns regarding the access I will have to my house during construction. The proposed footprint of the vault would cut off the access to my house for me, my family, friends, deliveries, emergency vehicles, etc. The proposed temporary construction access, which is my current and only access, would also become the temporary access for me. Will this surface be appropriate for all types of vehicles? Will my access be guaranteed 24 hours a day 7 days a week?

1f. The side sewer is not correctly depicted on the proposed plat. The plat shows the side sewer from the existing house at 9110 53rd Ave W connected to the clean out for my side sewer at 9150 53rd Ave W. I want this clarified before any potential construction begins to ensure my side sewer does not get removed or damaged during construction.

My objections to this project as a whole:

My biggest concern with the proposed development is the drastic change of landscape and the negative impact it will have on surface water. The removal of so many significant trees and vegetation will no doubt effect those who live to the west(and downhill) of this property. There is already a massive amount of groundwater running through this property. I was involved with the construction of two homes on Hargreaves Pl, and witnessed this first hand.

The Mukilteo Watershed Based Stormwater Strategies Plan from May of 2013 also addresses this topic. There are

many interesting takeaways from the findings. In regards to this development, section 4.4 addresses the integration of the Stormwater Strategies Plan with the Comprehensive Land Use Plan. It seems a LID would be much more in line with this property than what is proposed.

There was a similar development put in only a couple hundred feet to the south of this proposed development several years ago. The houses were built on 52nd Ave W. The wetland below the development now becomes inundated and overflows when we get heavy rain events. The house(I believe 5304 92nd St SW) now requires a large pump to used to keep from flooding during these events. I believe the City of Mukilteo provides this.

I would also like to mention that I have read through the 'Long Range Planning' information found on the City of Mukilteo's website, including the 'Comprehensive Plan.' One goal mentioned is to 'Create a Healthy Built Environment.' Maintaining neighborhoods is listed as an important factor under this goal. The proposed development would undeniably change our neighborhood. Clearing the vast majority of significant trees and leveling the property does not fit the characteristic of this neighborhood. It would be inconsistent with everything around it.

Thank you for taking the time to consider my thoughts regarding the proposed Harbor Grove Subdivision. I hope you do consider this to be collaborative community planning, as this actually is our community. We will be greatly effected by what happens with this property as will our neighbors downstream of this development.

Please acknowledge you have received this email. Thank you.

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