

## Lauren Balisky

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**From:** Terri Hix <terrihix6@gmail.com>  
**Sent:** Monday, November 29, 2021 8:43 PM  
**To:** Lauren Balisky  
**Subject:** Fwd: Harbor Grove Subdivision Concerns

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

Begin forwarded message:

**From:** Terri Hix <terrihix6@gmail.com>  
**Subject:** Harbor Grove Subdivision Concerns  
**Date:** November 29, 2021 at 8:41:10 PM PST  
**To:** [lrutter@mukilteowa.gov](mailto:lrutter@mukilteowa.gov)  
**Cc:** [jadams@mukilteowa.gov](mailto:jadams@mukilteowa.gov), [mgeiger@mukilteowa.gov](mailto:mgeiger@mukilteowa.gov)

To Whom it May Concern:

We are writing to you to express our concerns with the Harbor Grove Subdivision by SeaPac Homes at 9110 53rd Ave. W, Mukilteo, WA 98275

We have 2 primary concerns having now reviewed the application and plans online.

Our first concern is with how the drainage from the development will be handled. Many of the homes on Hargreaves Place have been struggling with crawlspace drainage problems. Two of the neighbors that we are familiar with have spent thousands of dollars to put drainage systems in after the fact. Our lot is wet and while our crawlspace has not been a problem we are concerned that it will become a problem given that the foundation drains for the proposed retaining walls will have out fall near the NE corner of our property. This location is uphill of our home as well as the neighbors home. That neighbor being one that has spent significantly to mitigate crawlspace flooding. We have included a photograph of Hargreaves Place taken Sunday, November 28, 2021 which shows how our street regularly floods following a rain storm. We include this because it further reinforces that our neighborhood has problems with ground water drainage.

Our second concern is with what we believe will be an unsightly and intimidating retaining wall system uphill from our property. The plan indicates that there will be 2-8 foot retaining walls terraced and when accounting for the slope of the grade this will present something approaching a 20 foot structure directly to the NE of our backyard. This structure cannot help but damage our property value as it will be like living in front of a castle wall. Aesthetics aside, we are concerned that these retaining walls which are built inside the building set back are likely not per code. This design needs a proper engineering review to ensure the safety and security of the walls and of the foundation drain treatment as mentioned previously.

We appreciate you considering our concerns. We are not anti development but we do expect that the City of Mukilteo will ensure that the ground water retention wall safety and community aesthetics will be carefully considered. As citizens of the City of Mukilteo we expect developers to do a proper job, not to create problems and to enhance the community.

We don't want to be left holding the bag once the developer has sold the houses and is no where to be found.

Respectfully Yours,  
Terri and Charlie Hix  
9115 Hargreaves Place (Lot #2, Rugosa Ridge)  
Mukilteo, WA 98275

