

Comments on Planned Development by Sea Pac Homes at 9110 53rd Ave. W Mukilteo, WA 98275. Dated November 30, 2021

Introduction: The following comments are submitted to the City of Mukilteo Planning Department by a Mukilteo resident.

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Item 1:

In the City of Mukilteo Smuggler's Gulch Stormwater Retrofit Study which was conducted by Perteet Inc. of Everett, Washington and dated August 27, 2010, Perteet provided maps showing that on the development site in question (9110 53rd Ave. W) there is a wetland on the property on the west side of 53rd Ave. W with a northern border approximately 150 south of the creek at the north side of the two tracts (Harbor Grove Phase 1, and the adjoining tract which Sea Pac Homes is also purchasing). In the Sea Pac Homes material provided in records available to the public, there is no mention of this wetland. Said wetland is in the area which Sea Pac Homes plans to construct homes. It is this author's understanding that wetlands are protected under City, State and Federal regulations and that construction of any sort on such wetlands requires extensive study and mitigation. Sea Pac Homes and the City of Mukilteo must provide documentation as to why a City of Mukilteo sponsored study is apparently being disregarded.

Item 2:

Sea Pac Homes has submitted soils and hydrology reports conducted in the spring and summer of 2021 on the site in question (9110 53rd Ave. W, Mukilteo, WA 98275). To date, these reports do not indicate how this project will affect properties downslope from the site, including properties on Hargreaves Place and Surrey Lane. Homes on those streets already experience flooding in yards and basements during severe rain events. The Sea Pac Homes development will severely reduce the natural passive stormwater retention on the site by creating impervious surfaces on more than 40% of the site and also removing 75% of the mature flora. Sea Pac Homes must provide data showing that further studies have been done to address these questions.

Item 3:

Sea Pac Homes has, in its history, been subject to a number of complaints both by purchasers of their homes, and residents near their projects. These complaints are documented up to the state level. To ensure that should the Harbor Grove Phase 1, and presumably Harbor Grove Phase 2, developments are allowed to

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proceed, Sea Pac Homes must be required to post a bond of not less than \$5,000,000 to cover any and all unforeseen impacts the project(s) will have on the surrounding neighborhoods. These impacts may include stormwater mitigation, soil subsidence and mitigation, utility upgrades, safety upgrades, wild life protection, road maintenance, and property damage.

Item 4:

The author submits that Sea Pac Homes began their studies in early 2021, if not before, as to the suitability of the site for a development. As a resident and member of a group of concerned Mukilteo citizens(Mukilteo Citizens for Safety and Protection) it is imperative that local government afford as much respect for its residents as it does for an outside entity in the form of a developer. Therefore, it is important that those who question the due diligence performed by the developer(Sea Pac Homes) on this project, have a commensurate amount of time to also conduct studies and to be allowed access to the site.