



NOTICE OF APPLICATION

Montgomerie Townhomes

Description of Proposal: The applicant is planning a 36-unit townhome project arranged within eight buildings. As designed, the project requires approval of a Development Agreement to modify zoning standards in two ways:

1. Reduce the required front setback from 25 feet to 10 feet;
2. Waive the requirement for 10% of the units to be designated as affordable housing.

Development Agreements have a public hearing before both the Planning Commission and City Council. Planning Commission is the recommending body; City Council is the deciding body. If the proposed Development Agreement is approved, the applicant will pursue a Unit Lot Subdivision to allow each townhome to be sold as an individual, fee-simple lot.

Location: 28042100103200 (Harbour Place & 99th Pl SW)

Application Submitted: July 1, 2025

Determined Complete: July 29, 2025

Notice of Application: August 12, 2025

Comments Due: August 25, 2025 by 4:30pm

Project Applicant: Matt Hough, permits-kirkland@aks-eng.com

City Contact: Sarah Kress, skress@mukilteowa.gov, 425-263-8044

File Number: DA-25-001, ULS-25-002, ENG-25-010

SEPA Review: Required. Parties of record will be notified of determination.

Public Hearing: Hearing dates TBD



Scan for project information

Want to stay in the loop on this project? This is the only notice that will be widely distributed for this project. If you want to receive future notices (such as environmental determinations, notice of public hearing, project decision), you need to become a party of record.

How to become a party of record. To become a party of record, submit written comments. Signed petitions and mechanically produced form letters don't count, but your comment can be as simple as, "I'd like to be a party of record."

How to submit comments. Agencies, tribes, and the public are encouraged to comment. The comment period starts on the date this notice was issued and continues through the date noted. The city makes every attempt to review and consider comments received before the final decision, regardless of date submitted. Comments may be mailed or delivered to City Hall or emailed to planningdept@mukilteowa.gov.

Appeals. The final decision on this project will be appealable. However, only parties of record may initiate an appeal of a land use development permit application.

Where to find more information. Project documents, including any environmental checklists or supplemental reports, are available on the city's website: mukilteowa.gov/land-use-action-notices.

