



Notice of Application

BEC Investments LLC
Automobile Sales and Repair
12900 Beverly Park Road

BEC Investments LLC applied for a Project Permit with the City of Mukilteo on January 28, 2021. The application became complete on March 5, 2021. (PPR-2021-01, ENG-2021-002, CAR-2021-001 and SEPA-2021-001)

Description of Proposal: This is a proposal by BEC Investments LLC, to construct a new car sales building with a detached car detail and repair building totaling 4,780 square feet with associated grading and street frontage improvements. The parcel is approximately 37,105 square feet in size (0.89 acres) with a Category III wetland and Type V stream located in the northern portion of the property which extends off-site to the north and west.

To bring sewer to the site, the applicant proposes to extend the existing sewer from its current location west of the site at 12978 Beverly Park Road, across the adjacent property at 12912 Beverly Park Road to the subject property through the wetland buffer. Construction of this sewer line is expected to result in temporary impacts to 1,328 square feet of buffer on the subject site. The buffer on the adjacent property is currently comprised on maintained lawn, and on the subject site the buffer is comprised primary of vine maples.

To create a reasonable design for the site and to accommodate development and the sewer easement, the applicant is proposing a buffer averaging as allowed by the Mukilteo Municipal Code (MMC) 17.52B.100(G)(2). An environmental review is necessary due to grading quantities being more than 1,000 cubic yards and impacts to the wetland buffer.

Location of Proposal: 12900 Beverly Park Road, Mukilteo, WA 98275 otherwise known as Snohomish County Assessor Parcel No. 00568700200402, and legally describes as:

SERENE ACRES BLK 002 D-02 - PTN LOT 4 DAF BEG AT MOS ELY COR LOT 4TH SWLY
ALG SELY LN SD LOT 100 FT TH NWLY TO INT NW LN OF LOT 4 AT PT WH IS S59*01 20W
82.99 FT FR MOST NLY COR SD LOT TH N59*01 20E 82.99 FT TOMOST NLY COR SD LOT 4
TH S35*34 43E 422.58 FT ALG NELY LN LOT 4 POB

Environmental Documents Prepared for the Proposal:

- Environmental Checklist, prepared by Jesse Jarrell of Western Engineers and Surveyors dated January 15, 2019 and signed February 24, 2021
- Critical Areas Study & Buffer Mitigation Plan prepared by Acre Environmental Consulting, LLC, dated April 15, 2019
- Full Stormwater Drainage Report, prepared by Timothy Sarkela of Western Engineers and Surveyors, issued October 31, 2018 and revised March 19, 2019

- Geotechnical Engineering Report, prepared by the Riley Group, Inc. dated May 4, 2018

List of Required Permits:

- Project Permit
- Engineering Permit
- Building Permit
- Any applicable State and Federal Permits

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--|--|
| <input type="checkbox"/> Possession Shores Master Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2018 Edition) | <input checked="" type="checkbox"/> Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2018 Edition) | |

Comment Period

This application and all supporting documents are available for public review on City's website at <http://www.mukilteowa.gov/land-use-action-notices> (PPR-2021-01, ENG-2021-002, CAR-2021-001 and SEPA-2021-001). The public is invited to submit written comments on the project to the Community Development Department by **4:30 PM on Friday, April 2, 2021**. Due to COVID-19, staff are unable to accept comments in person at this time. Comments must be delivered by mail, personal delivery to the drop box outside City Hall or by email to lrutter@mukilteowa.gov. City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275.

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing

There will not be a public hearing conducted on this project.

Appeals

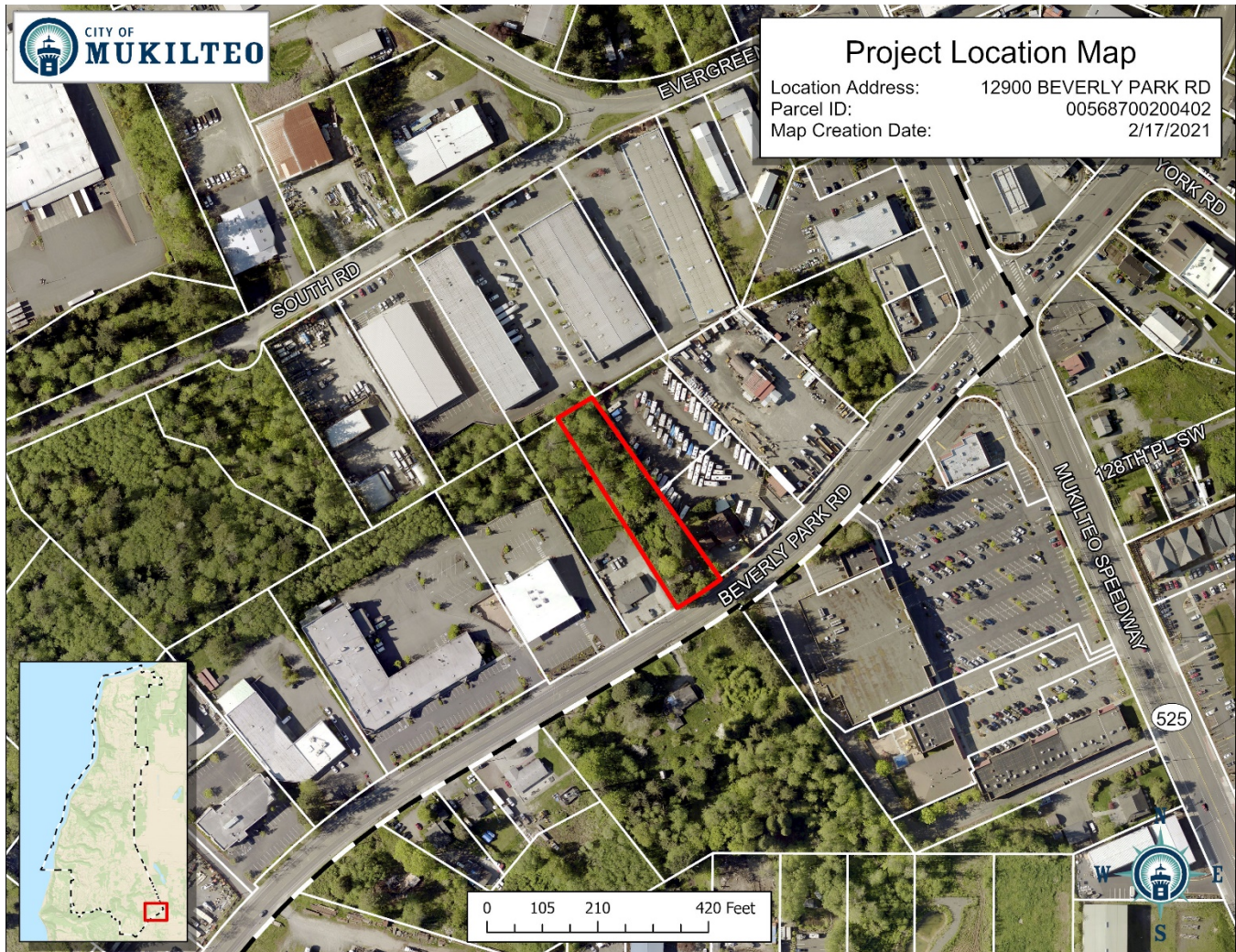
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision has been issued. Only parties of record may file an appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing on the application (if a public hearing was held), and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

Staff Contact: Linda Ritter, Senior Planner

Email: lrutter@mukilteowa.gov

Signature: Linda Ritter
Linda Ritter, Senior Planner

Date: 3/17/21



Location Map

Date Issued: Friday, March 19, 2021
Date Advertised: Friday, March 19, 2021
End Comment Period: Friday, April 2, 2021

pc:	Applicant/Representative	CDD Director	Property File
	Reviewing Agencies	Permit Services Coordinator	Property Owners (300')
	Interested Parties	Permit Services Assistants (2)	

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