



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Preliminary Short Plat Approval for

for Zhang Short Plat
at 7908 53rd Ave West
by Fred Baxter, AIA

The City of Mukilteo has issued a Notice of Decision for a Project Permit as required by Regulatory Reform Act (RCW 36.70B.130) and Mukilteo Municipal Code (MMC 17.13.080), and has **APPROVED** the following project:

Project Name: Zhang Short Plat
Proponent: Fred Baxter AIA, on behalf of Zhang Family LLC
Project Number: SP-2017-002

Description of Proposal: Subdivide an approximately 3.78 acre lot into a three-(3) lot single-family residential short plat with associated grading, stormwater drainage improvements, and private road improvements. The proposal uses the density calculation for critical slope areas (MMC 17.52A.100) that allows for on-site density transfer. The proposal includes establishing Native Growth Protection Areas (NGPA). The stormwater drainage improvements include an adjustment request to the Stormwater Minimum Requirements. A deviation to private roadway development standards is also included.

Location of Proposal: WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 LOT 45 THAT PART TR 45 LY WLY OF E LN TR 52 EXTENDED ACROSS SD TR THAT PART OF TRT 45 LY ELY OF E LNOF TR 52 EXTENDED ACROSS SD TRT SUBJ TO ESE TO PUD 1; otherwise known as 7908 53rd Ave West, Mukilteo, Washington. Snohomish County Assessor No. 00611600004500

Notice of Approval Date:	June 4, 2020
End of Appeal Period:	June 18, 2020
Project Permit Expiration Date:	June 18, 2025
Project Decision:	Approved, with Conditions

Project Decision

Staff administratively reviewed this project for consistency with the policies, standards, and regulations of the City of Mukilteo. After considering comments by the public and

other agencies, the project permit is hereby approved with conditions based on the following Findings of Fact, and subject to the following Conditions of Project Approval.

FINDINGS OF FACT

1. On December 4, 2017, the applicant submitted a three (3) lot single-family residential short plat with tracts. The proposal includes associated grading and drainage improvements. The application became complete on December 20, 2017.
2. In accordance with Mukilteo Municipal Code (MMC) 17.13, a Notice of Application was issued on January 18, 2018 and was circulated for review in accordance with the City's normal review and permitting procedures.
3. The property is approximately 3.78 acres in size and is addressed as 7908 53rd Avenue West. Access to the property is from 53rd Avenue West. The subject property has a vacant single family dwelling with garage that will be demolished with development of a single family dwelling on proposed Lot A.
4. The parcel is generally rectangular shaped (east-west). The west part of the property drops down significantly on a steep slope to the Burlington Northern-Santa Fe (BNSF) railroad line/Possession Sound. The eastern portion of the property drops down to a stream system located near or within undeveloped City right-of-way. Both the easterly and westerly portion of the property will be protected through placement into a native growth protection easement or tract.
5. The applicant proposes three lots approximately 8,366, 8,566 and 118,273 square feet in size. Two tracts, one for access (Tract 999) and the other for native growth protection easement (Tract 998), are also proposed.
6. The proposal uses the "Density calculation for critical slope areas" provided for in MMC17.52A.100 which allows an owner of a site or property containing a geologic hazard area to transfer the density attributable to the geologic hazard area portion of the property to another non-sensitive portion of the same site or property. It also allows for lot sizes as small as 3,000 square feet.
7. The property is designated "Single-Family Low Density" per the City of Mukilteo Comprehensive Plan 2035. The proposal complies with the intended goals, objectives and policies of the Comprehensive Plan. The following Comprehensive Plan Land Use (LU), Housing (HO) and Utilities (UT) policies apply to this project:
 - LU1: Develop as a community which provides housing, job opportunities, and shopping places which are compatible with and complementary to the residential character of the neighborhoods and the quality of life in the City.
 - LU14: All development shall occur only in areas with adequate public utilities and services including but not limited to water, sewer, storm drainage collection and disposal, solid waste disposal, police and fire protection,

or areas into which such utilities and services can be readily extended at no cost to the City of existing users.

HO5: A wide variety of housing options should be encouraged in the city's residential and mixed use zoning districts to meet demands for housing, including affordable housing.

UT7 Surface water management planning and operations shall comply with City, State, and Federal surface water regulations and be consistent with the City of Mukilteo Comprehensive Plan.

UT7d: Drainage, flooding, and stormwater run-off impacts shall be minimized to the maximum extent practical in land use development proposals and City operations.

UT8: Streams and wetlands should be an integral part of the stormwater management program, provided they are protected from the negative impacts created by altered flow regimes and pollutant sources.

8. The subject property is zoned RD-12.5 (Single-Family Residential) with a minimum lot size of 12,500 SF (although see above discussion regarding the "Density calculation for critical slope areas" provided for in MMC17.52A.100).
9. The proposed development of three single-family residences on separate lots is a permitted use in the RD-12.5 zoning district.
10. The Comprehensive Plan designations, zoning and land uses of surrounding properties are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Single Family Residential - Low Density	RD 12.5 Single family Residential	Single Family Home
East	Single Family Residential - Low Density	RD 12.5 Single Family Residential	Right of Way
South	Single Family Residential - Low Density	RD 12.5 Single Family Residential	Single Family Homes
West	Single Family Residential - Low Density	RD 12.5 Single family Residential	BNSF Right-of-Way

11. The short plat proposal uses MMC section 17.52A.100 entitled “Density calculation for critical slope areas”. MMC section 17.52A.100 states,

“17.52A.100 Density calculation for critical slope areas.

A. An owner of a site or property containing a geologic hazard area may be permitted to transfer the density attributable to the geologic hazard area portion of the property to another nonsensitive portion of the same site or property subject to the limitation of this section.

B. Up to one hundred percent of the density that could be achieved on the geologic sensitive area portion of the site can be transferred to the non-sensitive portion of the property, subject to:

1. The density limitation of the underlying zoning classification;
2. The minimum lot size of the underlying zoning classification may be reduced to three thousand square feet in order to accommodate the transfers in densities;
3. Applicable setbacks may be reduced to fifteen feet, and the lot coverage standards of underlying zoning regulations may be increased to sixty percent;
4. Provided that the area to which the density is transferred shall not be constrained by another environmentally critical area regulation.”

The proposed short plat complies with these provisions. The proposal is to create three lots on approximately 3.78 acres. Approximately 104,439 square feet of the property is designated as geologic sensitive area. (The NGPA on Lot A is approximately 76,577 square feet; Tract 998 is approximately 27,872 square feet). All lots are at least 3,000 square feet minimum. The largest lot size is approximately 118,273 square feet; the smallest is 8,366 square feet.

12. Based on this review, the proposed short plat appears to conform to all applicable zoning and development standards, and that as conditioned, the project will have no adverse impacts to the public health, safety and general welfare.
13. The proposal appears to comply with use, area, lot dimension, and parking requirements of the RD-12.5 zoning district:

Regulation	Requirement	Lot A	Lot B	Lot C
Minimum lot area (MMC 17.20)	3,000 sq. ft. (Per MMC17.52A.100)	118,273 square feet	8,366 square feet	8,566 square feet
Minimum lot width (MMC 17.20)	At setback line: 60' At lot line: 40'	Approx. 165' 165'	71' 40+ (with portion of radius)	73' 40+ (with portion of radius)
Minimum average lot depth (MMC 17.20)	85'	148'	Approx. 105'	Approx. 105'
Height (MMC 17.20)	30'	Height requirements will be reviewed and shall be met at the time of building permit submittal		
Front setback (MMC 17.20)	15'	Per MMC 17.52A.100(3) - Density calculation for critical slope areas. Setback requirements shall be reviewed and shall be met at the time of building permit submittal		
Rear setback (MMC 17.20)	15'	Per MMC 17.52A.100(3) - Density calculation for critical slope areas. Setback requirements shall be reviewed and shall be met at the time of building permit submittal		
Side setbacks (MMC 17.20)	5' min ; with 15' min of total side yard	Setback requirements shall be reviewed and shall be met at the time of building permit submittal 10' minimum from private roads with no access required.		
Lot coverage (MMC 17.20)	60%	Per MMC 17.52A.100(3) "Density calculation for critical slope areas" Lot coverage requirements will be reviewed at the time of building permit submittal		
Hard Surface Coverage (MMC 17.20.025)	Varies by Lot size	55% of lot area	3,780 s. ft	3,840 sq. ft
Parking (MMC 17.56)	2 stalls per dwelling unit	Parking requirements will be reviewed and shall be met at the time of building permit submittal.		

The applicant shall verify all zoning requirements prior to final short plat approval, including providing lot closure data with the final plat application.

14. Staff administratively reviewed Engineering Permit (File No. ENG-2017-020) submitted concurrently with the Short Plat Application for consistency with all applicable requirements of MMC 13.12.160, and Mukilteo's 2017 Development Standards, including but not limited to drainage, clearing, grading, erosion control, access and street standards.
15. The applicant has submitted the following reports and documents in support of the application:
 - Drainage Report prepared by Site Development Services dated June 1, 2017, with final revision dated June 1, 2018
 - Civil plan set dated June 1, 2018, with certain updated sheets
 - Construction Stormwater Pollution Prevention Plan received June 5, 2018
 - Geotechnical Report prepared by Nelson Geotechnical Associates, dated June 16, 2016, with supplements dated February 8, 2017, November 10, 2017, February 28, 2018 and February 14, 2020.
 - Undated Preliminary Soil Management Plan received by the City on August 20, 2017
 - Stream Qualitative Assessment Report dated November 10, 2017
 - Request for Deviation from Private Road Standards
 - Requests for Adjustment to the Stormwater Minimum Requirements (Minimum Requirement #7)
 - Landscaping Plan dated June 8, 2018; Revised Landscaping Plan, revised December 24, 2019
16. The preliminary Drainage Report meets the City's design standards per the Washington State Department of Ecology's Stormwater Management Manual for Western Washington (2012), as amended in 2014.
17. A request for adjustment to Stormwater Minimum Requirement #7 - Flow Control was reviewed by the Public Works Director. The adjustment request was found to meet the criteria for an approval of the adjustment and the Public Works Director prepared Findings of Fact supporting the adjustment, in accordance with the process found in Mukilteo's Development Standards. A full copy of the Public Works Director's decision may be found in the case file for SP-2017-002.
18. Maintenance Agreements for stormwater facilities have been reviewed for consistency with MMC 13.12.160(F) and have been found acceptable.
19. A stormwater easement for the off-site portion of the stormwater outfall pipe on Tract 44 to the north has been signed by affected parties and must be recorded prior to the issuance of the engineering permit.

20. An easement for road and utilities between the proposed short plat lots has been and an access and utilities easement to serve the lots (Tract 44 and Tract 41-43) to the north has been signed by affected parties and must be recorded prior to issuance of the engineering permit. The easement provides for common maintenance and access for the proposed lots within the short plat.
21. An access and utilities easement to serve the lots (Tract 44 and Tract 41-43) to the north has been signed by affected parties and must be recorded prior to issuance of the engineering permit.
22. A temporary construction easement has been prepared and must be recorded prior to the issuance of the engineering permit.
23. A deviation to development standards was granted for the road access to eliminate the requirement for an eight (8) foot wide parking lane within the private roadway providing at least one parking space per dwelling unit (Table 9 under Section 4.7.9 of the City of Mukilteo Development Standards for provide roads serving 3-6 lots). A full copy of the Public Work's Director's deviation decision may be found in the case file for SP-2017-002.
24. Utilities are available to serve the subject property. Water and sewer is available from the Mukilteo Water & Wastewater District. Electricity is available from Snohomish County PUD. Natural Gas is available from Puget Sound Energy. Updated water and sewer availability certificates and power certificate shall be provided, if necessary, from the MWWD and Snohomish County PUD prior to issuance of the Engineering Plans (File No. ENG-2017-020). MWWD easements shall be recorded at the time of or prior to recording of the final plat and shall be shown on the face of the final plat.
25. Development permits will be subject to the requirements of currently adopted regulations at the time of complete application.
26. The property lies outside the 55 DNL noise contour of Paine Field Airport
27. On August 25, 2017 the City issued a DNS under WAC 197-11-340(2) for a single family dwelling on the proposed short plat parcel with approximately 10,150 square feet of living space and approximately 1,500 square feet of garage space with associated access and landscaping. The proposal identified grading quantities of 1,158 cubic yards of cut and fill. The single family dwelling site plan/application materials anticipated a three lot short plat. The DNS included an appeal period. No appeal of the SEPA determination was filed and the threshold determination stands as issued.
28. A revision to the DNS to recognize an adjustment and short plat application (SP-2017-002) affecting the proposed property was prepared December 11, 2019 to reflect that a proposed single family dwelling on future Lot A will be developed on a lot associated with this short plat.

CONDITIONS OF PROJECT APPROVAL

Clearing and Grading and Site Improvements:

1. All improvements shall be constructed in accordance with the approved civil construction drawings dated June 1, 2018, as amended, and approved June 28, 2018 and the Preliminary Plat Map dated May 31, 2019, unless otherwise revised by other conditions of approval. Minor modifications of the construction plans submitted may be approved by the Community Development Director or Public Works Director if the modifications do not substantively change the Findings of Fact or the Conditions of Approval.
2. Prior to grading activity, the clearing limits of the approved plans shall be clearly delineated in the field. Significant trees to be retained shall be clearly delineated in the field and reviewed by the City.
3. The boundary of areas to the Native Growth Protection Areas and/or Native Growth Protection Easements shall be clearly marked in the field. Where such limits are in proximity to property boundaries or associated with site-sensitive areas, barrier fencing or siltation fencing shall be installed before site disturbance in accordance with the approved Temporary Erosion and Soil Control Plan.
4. Siltation and erosion control measures shall be employed per the approved Stormwater Pollution Prevention Plan and/or the Temporary Erosion and Sediment Control Plan and as necessary to ensure appropriate on-site and off-site water quality control. Site runoff during construction shall be handled and treated as to quantity and quality impacts by utilizing Best Management Practices, as defined in the current DOE Stormwater Management Manual for Western Washington and the current Department of Ecology National Pollutant Discharge Elimination System (NPDES).
5. The delineated clearing limits and erosion control measures shall be inspected and approved by the City prior to commencement of any clearing and grading.
6. The requirements of MMC section 17.52.035 entitled "Native growth protection areas (NGPAs) and buffers" shall be met. This includes placing areas prohibited from development into a native growth protection area protected by execution of an easement, dedicated to a conservation organization or land trust, or similarly preserved through a permanent protective mechanism acceptable to the city.

The location and limitation associated with the critical area and its buffer shall be shown on the face of the deed or site plan and shall be recorded with the Snohomish

County assessor's office. The recorded deed or site plan shall include the language from MMC section 17.52.035(C) as follows:

"There shall be no clearing, excavation, or fill within a native growth protection area shown on the face of this site plan/plat, with the exception of required utility installation, removal of dangerous trees, thinning of woodlands for the benefit of the woodlands as determined by a certified landscape architect or arborist, and removal of obstructions on drainage courses, or as allowed under Section [17.52A.070](#), Vegetation management on steep slopes."

7. In accordance with MMC section 17.52.035(D), a temporary sign(s) shall be placed at the boundary of all native growth protection areas *during periods of construction, clearing, grading, or excavation on adjacent property*. The sign(s) shall describe the limitations of on-site disturbance and development within the native growth protection area and/or easement. Prior to final short plat approval, permanent sign(s) shall be placed at the boundary of all native growth protection areas and/or easements describing the limitation on development. NGPA signs, approved by the City, shall be spaced fifty feet on center along: a) The top of slope of the critical areas; and, b) Any other location along the periphery of the critical area/buffer as determined by the City.
8. Prior to clearing or grading activity, the applicant shall provide a traffic control plan/haul route for review and approval by the City. The traffic control plan/haul route shall address:
 - A. Proposed haul route for earthwork (grading cut and fill);
 - B. General location and type of warning lights, safety devices, signs and barricades intended to protect vehicular or pedestrian traffic at the site;
 - C. How emergency access will be maintained to the subject property and other properties served by the public road leading to the site and the private access road on the site; and
 - D. Means to provide reasonable access during construction for properties served by the private access road.
9. Pursuant to the Project Engineer's recommendation, all work on the western slope shall be completed by hand.
10. No construction debris shall be placed or disposed of in the Native Growth Protection Areas and/or Native Growth Protection Easements.
11. Landscaping shall be installed in accordance with the approved landscaping plan prior to short plat approval and shall be subject the following:

- a. All landscaping associated with a project permit shall require the submittal of an acceptable warranty surety to warrant all required landscaping improvements against defects in labor and materials for a period of twenty-four (24) months after acceptance of those improvements by the City. The warranty amount shall be fifteen (15) percent of the costs of the improvements, as determined by the City. The surety shall be submitted to and approved by the City of Mukilteo and executed before occupancy of the building.
 - b. All landscaping shall be maintained in healthy growing condition. A final landscape inspection will be performed at the end of the two (2)-year period and any dead, dying or diseased plant material shall be replaced.
 - c. Minor modifications of the landscaping plans submitted may be approved by the Community Development Director if the modifications do not substantially change the findings of fact or the conditions of approval.
 - d. The landscaping plan shall follow the approved Soil Management Plan.
 - e. Landscaping shall reflect the replanting requirements necessary to ensure the ratio of existing and proposed trees exceeds a 25% threshold.
12. All work shall be done in accordance with the Geotechnical Report prepared by Nelson Geotechnical Associates, dated June 16, 2016, along with supplements dated February 8, 2017, November 10, 2017, February 28, 2018 and February 14, 2020. This includes, but is not limited to, recommendations for a geotech to be retained to provide construction monitoring services during the earthwork phase of the project.

Stormwater

13. The total maximum hard surface coverage for each lot is pursuant to MMC section 17.20.028. Lots over 12,500 square feet may have hard surface coverage up to 55% subject to all other limitations for development of the site; lots between 6,000-8,399 square feet are permitted a maximum of 3,780 square feet of hard surface, lots 8,400- 9,599 square feet shall have a maximum of 3,830 square feet of hard surface. These requirements shall be correctly noted on the face of the plat based on the final size of the lots.
14. Evidence of coverage by an NPDES Construction Stormwater Permit is required prior to Engineering Permit issuance.
15. An on-site preconstruction meeting with the contractor is required prior to Engineering Permit issuance. This pre-construction meeting shall be in addition to any off-site pre-construction meeting.
16. A copy of a fully executed "Pipeline License" granted by BNSF Railway Company allowing drainage to discharge to BNSF Railway Company's right-of-way is required prior to Engineering Permit issuance.

17. If the project has not started construction prior to July 1, 2022, the applicant will be required to submit a new stormwater permit application that meets the then current stormwater design regulations for review and approval by the City.

Fire:

18. The following requirements shall be adhered to during construction and completed before occupancy of any structure in accordance with Fire Code Development Standards and 2015 International Fire Code:
 - A water supply capable of supplying the required fire flow for fire protection must be provided;
 - An access route, for firefighting apparatus, must be provided at the start of construction. Minimum access route requirements include a 20' width, 13'6" vertical height clearance, and the ability to support a load up to 75,000 pounds;
 - All buildings must be addressed visibly and legibly from the road. When buildings are not visible from the street, appropriate provisions must be made to identify clearly which road or drive serves the appropriate address including private roads.
 - Hydrants shall be fitted with a 4" quarter turn Storz adaptor.
 - To maintain access for fire vehicles, "No Parking" signs shall be installed within Tract 999 in locations acceptable to the Mukilteo Fire Marshal. A note to this effect shall be placed on the face of the plat.
 - Provide a Washington State certification number for any work done on fire protection systems, i.e. sprinkler systems, standpipe systems, fire detection/alarm systems or any underground for the fire protection system.
 - A knox box shall be installed at the entrance gate to Lot A (or any other entrance gate to any other lot in the short plat) to the satisfaction of the Mukilteo Fire Department.

Utilities:

19. The applicant shall enter into a "Developer Extension Agreement" with the Mukilteo Water and Wastewater District. All construction of water and sewer facilities shall be in accordance with the standards, specifications and regulations of the District. MWWD easements shall be recorded at the time of or prior to recording off the final short plat and shall be shown on the face of the final short plat.
20. The cost of any work, new or upgrade, to the existing electric system and facilities that is required to connect the project to the Snohomish County PUD electric system shall be in accordance with applicable Snohomish County PUD policies.
21. All contractors and subcontractors working on the project described herein shall obtain a business license from the City before initiation of any site work.

22. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Mukilteo.
23. If at anytime during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
24. Noise from construction activity that is audible beyond the property lines of the project site shall not be allowed between the hours of nine (9) p.m. to seven (7) a.m. on weekdays, seven (7) p.m. to nine (9) a.m. on Saturdays and all day on Sundays and holidays.
25. All mailbox locations must be approved and signed off by the U.S. Postal Service prior to permit issuance. Please contact the U.S. Postal Service Growth Management Coordinator to arrange an appointment.
26. All public improvements associated with a project permit shall require the submittal of an acceptable warranty surety to warrant all required improvements against defects in labor and materials for a period of twenty-four (24) months after acceptance of those improvements by the City. The warranty amount shall be equal to fifteen (15) percent of the costs of the improvements and installation, as determined by the City. The surety shall be submitted to and approved by the City of Mukilteo and executed prior to final short plat approval.
27. The applicant shall submit a performance bond in the amount of one hundred and fifty percent (150%) for all public improvements and the stormwater detention system.

Final Plat:

28. The following notes and information shall appear on the face of the final short plat map, unless approved otherwise. All signature blocks shall be in accordance with City standards, which are available at the Community Development Department.
 - "The use and development of the property included within this plat shall be governed by the Conditions of Approval imposed through City of Mukilteo Case No. SP-2017-002 and shall be binding upon the land until that approval is amended, revoked or expires."
 - "Building setbacks for the lots contained within this short plat are subject to the approval by the City's Community Development

Department prior to the issuance of a building permit. Applicants should have the setback on their site plan verified by the City's Community Development Department prior to submitting plans for a building permit."

- "No lot created by this short plat may be re-subdivided for a period of five (5) years from the date of approval of this short plat without the submission and approval of a final subdivision pursuant to all provisions of Mukilteo Municipal Code Title 16 concerning the subdivision of land into five or more lots, tracts, or parcels. Any future subdivision of the lots in this short plat will be contingent on obtaining adequate right-of-way to meet the standards for a public road to provide access to the lots."
- "Lots A, B and C shall pay park, school, and traffic mitigation fees at the time of building permit issuance, unless the option of deferred payment for single family dwelling units is used. The total fee or mitigation amount shall be based on the mitigation fee established in MMC 3.105 in effect at the time of building permit issuance."
- "There shall be no clearing, excavation, or fill within Native Growth Protection Areas/Easements shown on the face of the Plat, with the exception of required utility installation, removal of dangerous trees, thinning of woodlands for the benefit of the woodlands as determined by a certified tree risk assessor and removal of obstructions on drainage courses, or as allowed under MMC section 17.52.070 "Vegetation management on steep slopes", as currently adopted or as amended, subject to an arborist's report/risk assessment and prior City review and approval."
- "All of the property lying within the proposed Tract 998 and on a portion of Lot A shall be designated as Native Growth Protection Area/Easement and shall remain in a substantially natural state. Only dead, diseased or hazardous trees may be removed, subject to an arborist's report/risk assessment and City review and approval."
- The following free consent statement shall be acknowledged by property owners and shall be notarized:

"We, the undersigned, attest that we are the contract purchaser or owner in fee simple of the land represented on this short plat and have no right, title or interest of any kind in any unplatted land contiguous to any part of the land included in this short plat. This Short Plat is made with our free consent and in accordance with our desires."

- "Maintenance of drainage facilities is subject to the recorded maintenance agreement under AFN No. _____."

- “The total maximum hard surface coverage for Lot B shall be 3,780 square feet. The total maximum hard surface coverage for Lot C shall be 3,830 square feet.”
- “All drainage from Lot C shall drain to the detention tank on Lot C.”
- “All single family dwellings shall have sprinkler systems unless waived by the City of Mukilteo Fire Marshal.”
- “Refer to Auditor Recording Number” shall be shown on the recording block section of the plat map.
- The title block on the final plat map shall have the names of all the legal owners of the property named on the plat and the name of the surveyor/engineering firm that prepared the final plat map.
- “The property as described herein is located within or near a designated noise contour of the Snohomish County Airport at Paine Field. The property is subject to noise levels that residents may find objectionable as a result of aircraft operations. Property owners may want to consider adding noise attenuation materials in the final design.”
- Final plat language shall be included that references the geotech Reports/Supplemental geotech letters and the need for future development/building to meet the requirements of the geotech reports/supplemental letters.
- The following items are required to be shown on the face of both the final plat map and supplemental map prior to final approval. The required language for these items may be obtained from the City Community Development Department:
 - Surveyor Certificate;
 - Correct legal description of all lots;
 - Owners Statement;
 - All new easement(s) over the property, their legal description(s) and associated dedication block (s);
 - Recording block/Certification block for Community Development Director and Public Works Director approval;
 - Certification of Payment of Taxes and Assessments;
 - Auditor’s Certificate;
 - North arrow;
 - The survey control scheme, monumentation and references.
 - The final plat map shall include a plat note stating that the provision of MMC section 15.17.52A entitled “Density calculation for critical slope areas” was used for the short plat.
 - Any other corrections/revisions identified by the City.

- A plat note shall be included that references the tree replanting requirements to be associated with Lots B and C. The plat note language shall be approved by the City.
28. All easements associated with the short plat, including recording number, shall be identified on the final plat map.
 29. All lot corners must be installed with rod and cap prior to Final Short Plat approval.
 30. All lots shall satisfy zoning code requirement development standards. This shall be verified at the time of final plat approval.
 31. The applicant shall have a licensed Civil Engineer prepare and/or supervise the preparation of As-Built drawings to be reviewed, approved and signed by the City Engineer upon satisfactory installation of the constructed infrastructure improvements and site work. One (1) reproducible, one (1) signed Mylar drawing and one (1) 11"x17" reduced copy of the drawings shall be submitted prior to final approval of the proposed project.
 32. A draft of the Covenants, Conditions and Restrictions (CC&R's) shall be provided to the City for review prior to recording.
 33. Prior to final plat approval, lot closures shall be provided to the City for review.
 34. The applicant shall comply with all other applicable codes, ordinances and requirements.

Validity

The project permit shall be valid for five (5) years from the date of this Notice of Decision. If a building permit, grading permit, or occupancy permit is not obtained within this period, the project permit shall become null and void, and a new project permit application would need to be submitted. The Community Development Director may grant an extension to the approval date for a period of one (1) year if such extension is requested prior to the expiration of the project permit.

Any violation of the Conditions of Approval shall be considered a violation of the project permit and shall be subject to the City's code enforcement procedures.

Appeals

A Party of Record must file an appeal of this project decision within fourteen (14) calendar days from issuance of this Notice of Decision. Appeals must be delivered to the

City Clerk by mail, personal delivery, or other method, during normal business hours by **4:30 p.m., June 18, 2020**, at City Hall, 11930 Cyrus Way, Mukilteo, WA 98275.

City Hall is currently closed to walk in public visitors in response COVID-19. Individuals wishing to review materials related to the application may be viewed at the City of Mukilteo website at www.mukilteo.gov. A limited number of large size hard copies of the civil plan and certain building permit sheets can be made available for review upon request.

Appeals may be submitted prior to the appeal deadline. Please call City Hall (425) 263-8000 during regular business hours and arrangements can be made for receipt of an appeal.

Appeals shall be in writing on the approved form with the required information provided, accompanied by an appeal fee as outlined in the city's most current fee resolution, and shall include the appellant's signature.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the Snohomish County Assessor's Office at (425) 388-3433.



David Osaki
Community
Development Director

6/3/20

Date:



Andrea Swisstack
Public Works Director

6/3/2020

Date:

Pc: Owners within 300 ft. File Copy (2)

Parties of Record (if any) Review Agencies

Applicant Community Development Director Permit Services Technicians (2)

Location Map

