



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

Notice of Application for Pacific Seafood at 8007 44th Avenue West by Shep Cutler of Fisher Construction Group

Shep Cutler of Fisher Construction Group on the behalf of **Pacific Seafood** applied for a Project Permit with the City of Mukilteo on October 28, 2015. The application became complete on October 28, 2015. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2015-004.

Description of Proposal: A new two-story 83,000 square foot concrete tilt up seafood repacking, storage and distribution facility located on 5.3 acres with associated grading, parking, landscaping, and street frontage improvements.

Location of Proposal: See attached legal description; otherwise known as 8007 44th Avenue West, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- Determination of non-significance issued by the City of Mukilteo on October 2, 2015
- Environmental Checklist prepared by Bill Marczewski of Pacific Seafood dated August 30, 2015
- FAA Determination of No Hazard to Air Navigation Letter dated November 3, 2015
- Geotechnical Report prepared by Redmond Geotechnical Services dated May 1, 2015
- Supplemental Geotechnical Consultation and Field (Pilot) Infiltration Testing Services prepared by Redmond Geotechnical Services dated May 29, 2015
- Drainage Report prepared by Pacland dated September 2, 2015
- Wetland Determination Letter prepared by Michael Muscari of ESA Adolfson dated July 24, 2008
- Wetland Determination Report prepared by Wetland Resources dated May 5, 2008
- Traffic Impact Analysis prepared by Gibson Traffic Consultants dated September 2015

List of Required Permits:

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

Applicable Policies and Requirements:

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

- Possession Shores Master Plan
- Comprehensive Plan, Shoreline Master Plan
- International Building Code (2012 Edition)
- International Fire Code (2012 Edition)
- Sector Plan & Amendments
- Mukilteo Municipal Code
- City of Mukilteo Development Standards

Environmental Determination:

An environmental determination of non-significance (DNS) was issued for this proposal on October 2, 2015.

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Associate Planner at (425) 263-8043. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Monday, November 9, 2015

End of Comment Period: Tuesday, November 24, 2015

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.

Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Linda Ritter, Associate Planner (425) 263-8043

Signature: 
Linda Ritter, Associate Planner

Date: 11/11/15



Location Map

Date Issued: Monday, November 9, 2015
Date Advertised: Monday, November 9, 2015
End Comment Period: Tuesday, November 24, 2015

pc:	Applicant/Representative	Planning Director	Permit Services Technicians (2)
	Property own. w/i 300 ft.	Management Services Director	File Copy (2)
	Interested Parties	Permit Services Supervisor	

Exhibit A

LEGAL DESCRIPTION

PARCEL A:

LOT 1 OF CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201210290638, AND SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201210295003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF CITY OF MUKILTEO SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8304080271, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE SOUTH 15 FEET THEREOF, BEING A PORTION OF LOT 98 WEST & WHEELERS SEAVIEW FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 12 AND 13, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

LOT 2 OF CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201212200420, AND SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201212205001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 OF CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201210290638, AND SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201210295003 RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF PARCEL A OF CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201210290639, AND SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201210295003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWEST CORNER OF SAID PARCEL A;
THENCE NORTH 00°37'47" EAST, A DISTANCE OF 290.21 FEET;
THENCE NORTH 88°37'43" WEST, A DISTANCE OF 10.27 FEET;
THENCE NORTH 00°42'45" EAST, A DISTANCE OF 148.32 FEET;
THENCE SOUTH 88°47'17" EAST, A DISTANCE OF 175.47 FEET;
THENCE SOUTH 00°15'55" WEST, A DISTANCE OF 150.85 FEET;
THENCE NORTH 89°15'43" WEST, A DISTANCE OF 60.02 FEET;
THENCE SOUTH 00°15'55" WEST, A DISTANCE OF 286.00 FEET;
THENCE NORTH 89°15'43" WEST, A DISTANCE OF 108.16 FEET TO THE POINT OF BEGINNING;
BEING A PORTION OF LOTS 97 AND 98, WEST & WHEELERS SEAVIEW FIVE ACRE TRACTS, ACCORDING TO THE PLAT

THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 12 AND 13, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED 80TH STREET SOUTHWEST ADJACENT THERETO, AS VACATED BY CITY OF MUKILTEO ORDINANCE NO. 1238, RECORDED UNDER AUDITOR'S FILE NO. 201302111033.

PARCEL C:

LOT 1, SNOHOMISH COUNTY SHORT PLAT NO. SP128(4-76) RECORDED UNDER RECORDING NO. 7605100281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL D:

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. SP128(4-76) RECORDED UNDER RECORDING NO. 7605100281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL E:

LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP128(4-76) RECORDED UNDER RECORDING NO. 7605100281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.