



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

**Notice of Application**  
for  
**Islamic Center of Mukilteo**  
at **3920 Harbour Pointe Blvd.**  
by **Fatah Boualamallah** on behalf of the  
**Islamic Center of Mukilteo**

**Fatah Boualamallah** on behalf of the **Islamic Center of Mukilteo** applied for a Land Use Development-Reasonable Use Permit with the City of Mukilteo on March 11, 2016. The application was determined to be complete on March 21, 2016. The application and all supporting documents are available at City Hall for public viewing under City File No. PPR-RUP-HE-2016-001.

**Description of Proposal**

Development of a 2-story 3,796-square-foot mosque on a 34,837-square-foot lot, which has a Category IV wetland on it. The wetland and its buffer block access to Harbour Pointe Boulevard which makes the lot a reasonable use lot since it would be undevelopable without a reduction in the required buffer. The proposal includes a parking lot with 25 spaces, storm drainage improvements, landscaping, and wetland buffer mitigation.

**Location of Proposal**

Tract 28 of Evergreen Manor in the SE ¼ of the NW ¼ of Section 27, Township 28N, Range 4, otherwise known as 3920 Harbour Pointe Blvd.

**Environmental Documents Prepared for the Proposal**

- Geotechnical Engineering Evaluation, Sept. 19, 2014, prepared by Nelson Geotechnical Associates, Inc.
- Traffic Impact Analysis & Revised Parking Analysis, Jan. 9, 2016, prepared by Raid Tirhi, P.E.
- Critical Area Study and Buffer Averaging Plan for ICOM-Harbour Pointe Blvd., April 11, 2016, prepared by Wetland Resources, Inc.
- Environmental Checklist, Feb. 20, 2016, prepared by Fatah Boualamallah

**List of Required Permits**

- Environmental Determination
- Land Use Development-Reasonable Use Permit
- Engineering Permit
- Building Permit

**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                         | <input checked="" type="checkbox"/> Mukilteo Municipal Code                |
| <input checked="" type="checkbox"/> International Building Code (2012 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input type="checkbox"/> International Residential Code (2012 Edition)         |  |

**Comment Period**

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Glen Pickus, Planning Manager at (425) 263-8042. The public is invited to comment on the project by submitting written or email comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

**Notice of Application Issued:** Friday, April 22, 2016

**End of Comment Period:** Friday, May 20, 2016

The City will not act on this application until the end of the 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**

Currently, it appears a public hearing will not be required for this project as approval of the Land Use Development-Reasonable Use Permit is an administrative decision. If after a complete review of the Critical Areas Study and Buffer Averaging Plan reveals a variance to reduce the wetland buffer by more than 50% is necessary then the decision-making authority shifts to the City of Mukilteo’s Hearing Examiner and a public hearing will be required.

**Appeals**

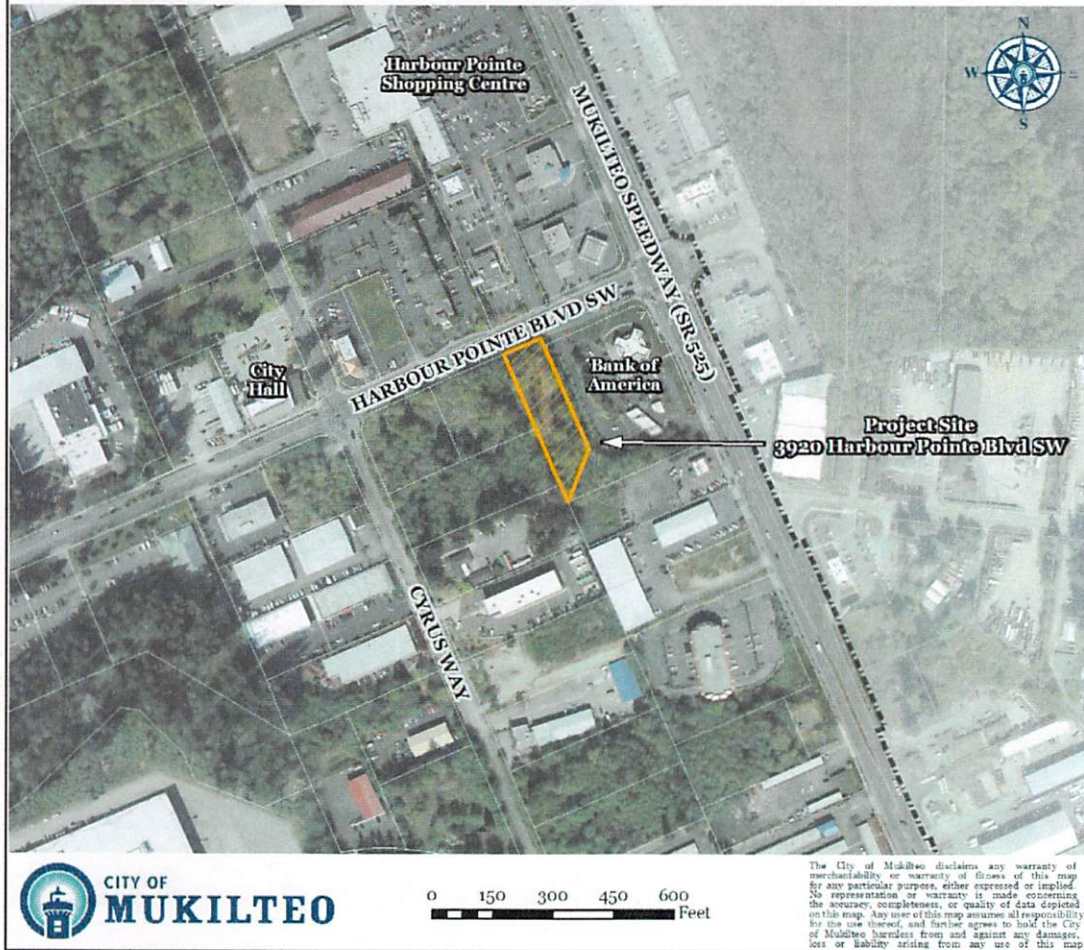
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the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

**Contact Person:** Glen Pickus, Planning Manager (425) 263-8042

Signature:   
Glen Pickus, AICP, Planning Manager

Date: 4-18-16

## Islamic Center of Mukilteo (ICOM)



### Location Map

**Date Issued:** Friday, April 22, 2016

**Date Advertised:** Friday, April 22, 2016

**End Comment Period:** Friday, May 20, 2016

pc: Applicant/Representative  
Reviewing Agencies

CD Director  
Parties of Interest

Property File