



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

Re-Notice of Application
for Pianalto Single-Family Residence
Reasonable Use Permit
at 10601 Macarthur Lane
by Greg Pianalto

Greg Pianalto applied for a single-family residence reasonable use permit with the City of Mukilteo on November 20, 2014. The application became complete on December 2, 2014. This application is being re-noticed as the scope of the project has changed. The project now meets the limits for administrative approval therefore is not required to go before the Hearing Examiner. This application and all supporting documents are available at City Hall for public viewing. (File No. SFR-RUP-HE 2014-002)

Description of Proposal: Construction of a single-family residence with associated grading, driveway access, and drainage improvements on an existing 15,905 square foot lot in the RD 12.5(S) zoning district. The property is encumbered with wetlands therefore the applicant is asking for a reduction in the required buffer widths.

Location of Proposal: CHENNAULT BEACH BLK 013 D-00 - ALL LOT 18; otherwise known as 10601 Macarthur Lane, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- SEPA Checklist dated November 19, 2014
- Critical Area Study and Buffer Mitigation Plan prepared by Wetland Resources, Inc. dated October 20, 2014 and October 22, 2015
- Geotechnical Report prepared by HWA Geosciences dated August 7, 2013

List of Required Permits:

- Reasonable Use Permit
- SEPA Determination
- Building Permit
- Engineering 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:

- | | |
|--|--|
| <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 (2012 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire 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: Anita Marrero, Associate Planner at (425) 263-8044 or amarrero@mukilteowa.gov. 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: Thursday, March 17, 2016

End of Comment Period: Thursday, March 31, 2016

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.

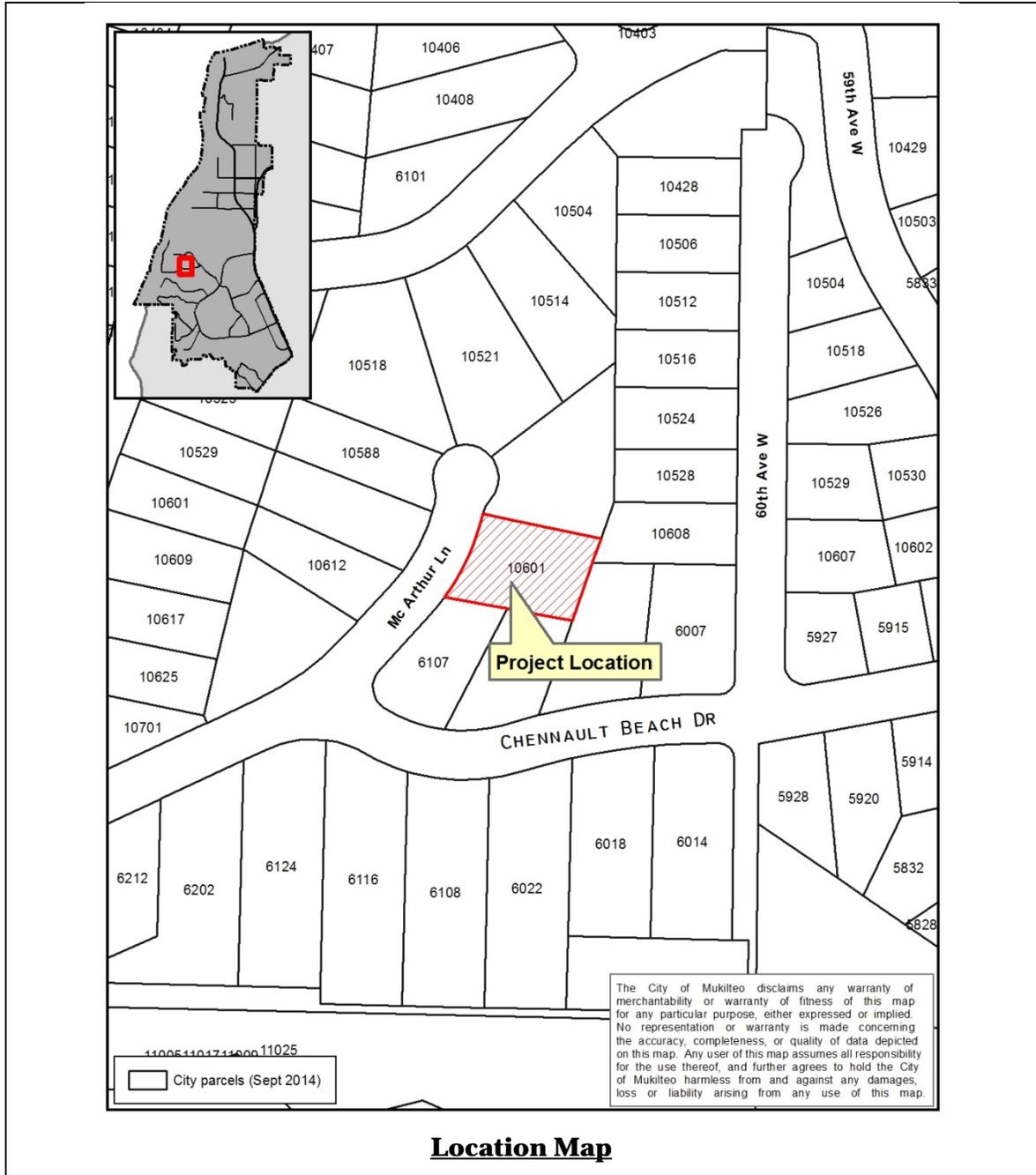
Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision 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: Anita Marrero, Associate Planner (425) 263-8044

Signature: 
Anita Marrero, Associate Planner

Date: 3/14/16



Date Issued: Thursday, March 17, 2016
Date Advertised: Thursday, March 17, 2016
End Comment Period: Thursday, March 31, 2016

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Supervisor
 Permit Services Assistants (2)

Property File