



Notice of Application and Optional DNS Process for Gagandeep Reasonable Use Single-Family Residence

September 26, 2023

Description of Proposal: This is a proposal by Steve Hall, on behalf of Oberoi Gagandeep & Arora Tejinder, to construct a new single-family home with attached garage on a property located at 9th St. and Webster St. (Parcel ID 00527504701200) together with associated clearing and grading. The parcel is approximately .44 acres in size and contains critical areas including steep slopes, a wetland, and a stream.

The applicant is proposing a reduction in the wetland buffer requirements, a reduction in the required front setback, and may need a setback reduction from the steep slope (this will be determined during project review). If the requested reduction in setbacks is less than 50%, the project will be reviewed administratively. If the project exceeds the 50% threshold, a Hearing Examiner will make the decision. Environmental (SEPA) review is required based on the impacts to the wetland buffer.

Location:	00527504701200 (9 th and Webster)
Application Submitted:	October 20, 2022
Determined Complete:	September 19, 2023
Notice of Application:	September 26, 2023
Comments Due:	October 10, 2023 (4:30pm)
Project Applicant:	Steve Hall (steve@rp-partners.com)
City Contact:	Sarah Kress, skress@mukilteowa.gov , 425-263-8044
File Number:	RUP-ADMIN-2022-001
Required Permits:	Reasonable Use, SEPA, Engineering and Building
Public Hearing:	A public hearing may be required (see above)

SEPA Environmental Review: City of Mukilteo has reviewed the proposed project including the following documents:

- SEPA checklist, prepared October 1, 2022 and revised June 29, 2023
- Critical Areas Report and Proposed Mitigation Plan dated July 22, 2022
- Geotechnical Evaluation, dated June 22, 2021
- Wetland Reconnaissance, prepared June 17, 2023 and revised September 6, 2023

The project will be reviewed for consistency with the Comprehensive Plan and Municipal Code. We've determined that significant adverse impacts are unlikely or will be adequately mitigated by project design and the application of existing regulations. We expect to issue a Determination of Nonsignificance (DNS) in accordance with WAC 197-11-355.

This may be your only opportunity to comment on the environmental impacts of the proposed project. Comments must be submitted by the date noted above.

Submitting comments: Agencies, tribes, and the public are encouraged to comment. Submit comments by the date above. Comments may be mailed or delivered to City Hall (11930 Cyrus Way) or emailed to planningdept@mukilteowa.gov. Project documents are available on the city's website: mukilteowa.gov/land-use-action-notice.

Appeals: The final decision on this project will be appealable. However, only parties of record may initiate an appeal of a land use development permit application. Parties of record include the applicant, people who testify at the hearing (if a public hearing is held), and people who submit written comments concerning the application (excluding those who have only signed petitions or mechanically produced form letters).

Becoming a party of record: Everyone who submits comments on a project becomes a party of record. If you don't have comments but still want to get notice of future decisions on this project, email a written request to be a party of record to planningdept@mukilteowa.gov.

Location Map

