



# City of Mukilteo Land Use Permit Application

11930 Cyrus Way  
Mukilteo, WA 98275  
(425) 263-8000  
[www.mukilteowa.gov](http://www.mukilteowa.gov)

**RECEIVED**

By Sarah Kress at 12:08 pm, Oct 30, 2020

## GENERAL INFORMATION

ADDRESS/LOCATION: 7902 44th Ave W, Mukilteo, WA 98275 PARCEL NO: 00611600009001  
DESCRIPTION OF WORK: 14-unit cottage housing project on 1.65 acres of land, with utilities.

COMP PLAN DESIGNATION: Single Family- Medium Density ZONING: RD 9.6  
DATE OF PREAPPLICATION MEETING (if held): October 31, 2019

## APPLICANT INFORMATION

NAME: Mietzner Mukilteo, LLC c/o Mike Mietzner PHONE: (425)-212-2490 EMAIL: mikem@mietznergroup.com  
ADDRESS: 11611 Airport Rd, Ste. B-1 CITY: Everett STATE: WA ZIP: 98204

## PROPERTY OWNER INFORMATION ☒ Same as Above

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

## CONTACT INFORMATION ☐ Same as Above

NAME: Brian Kalab, P.E/ Insight Engineering Co. PHONE: (425)-303-9363 EMAIL: brian@insightengineering.net  
ADDRESS: P.O. Box 1478 CITY: Everett STATE: WA ZIP: 98206

## Project Type (check all that apply):

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Accessory Dwelling Unit*      | <input type="checkbox"/> Lot Line Adjustment*     | <input type="checkbox"/> Special Use*      | *Supplemental Application Required   |
| <input type="checkbox"/> Binding Site Plan             | <input type="checkbox"/> Reasonable Use*          | <input type="checkbox"/> Subdivision*:     | <input type="checkbox"/> Variance*   |
| <input type="checkbox"/> Comprehensive Plan Amendment* | <input type="checkbox"/> Rezone*                  | <input type="checkbox"/> Preliminary Short | <input type="checkbox"/> Wireless Communication Facility                     |
| <input checked="" type="checkbox"/> Conditional Use*   | <input type="checkbox"/> SEPA                     | <input type="checkbox"/> Preliminary Long  | <input checked="" type="checkbox"/> Other*: <u>Cottage Housing Site Plan</u> |
| <input type="checkbox"/> Floodplain*                   | <input type="checkbox"/> Shoreline:               | <input type="checkbox"/> Final Short       | _____  |
| <input type="checkbox"/> Development*                  | <input type="checkbox"/> Conditional Use*         | <input type="checkbox"/> Final Long        | _____  |
| <input type="checkbox"/> Letter*                       | <input type="checkbox"/> Exemption                | <input type="checkbox"/> Amendment         | _____  |
| <input type="checkbox"/> Programmatic*                 | <input type="checkbox"/> Substantial Development* |  |  |
|  | <input type="checkbox"/> Variance*                |  |  |

## SIGNATURE:

I/We certify that the information provided in this application, including all submittals and attachments, is true and correct under penalty of perjury by the laws of the State of Washington.

Michael Mietzner, Manager 10-6-2020  
Applicant / Authorized Agent Signature Date

Michael Mietzner, Manager 10-6-2020  
Owner Signature (required) Date



11930 Cyrus Way, Mukilteo, WA 98275  
(425) 263-8000  
Fax (425) 212-2068

### Supplemental Application Form

- ☐ Formal Subdivision      ☐ Short Subdivision      ☒ Cottage Development  
☐ Lot Line Adjustment      ☐ Binding Site Plan

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

Fee Received: \$ \_\_\_\_\_ ☐ Cash ☐ Check ☐ Other Receipt #: \_\_\_\_\_

1. Name of Project: Front Porch Cottages \_\_\_\_\_  
2. Applicant is:                      ☒ Owner                      ☐ Authorized Agent for Owner

Name: Mietzner Mukilteo, LLC, c/o Mike Mietzner \_\_\_\_\_

Address: 11611 Airport Way, Ste. B-1 \_\_\_\_\_

Everett, WA 98204 \_\_\_\_\_

Phone: 425-212-2490 \_\_\_\_\_

3. Licensed Land Surveyor: David West \_\_\_\_\_

Address: 13614 Ash Way \_\_\_\_\_

Everett, WA 98204 \_\_\_\_\_

Phone: 509-630-0783 \_\_\_\_\_

License Number: 30442 \_\_\_\_\_

4. Legal Description of Subdivision (may be attached): see attached  
\_\_\_\_\_

5. Assessor's Tax Number of all property involved in the application:

00611600009001 \_\_\_\_\_

6. Existing Zoning: RD 9.6 Number of Acres: 1.65
7. Lots per Acre: n/a Approx. Size of Lots in Acres: n/a
8. Number of Proposed Lots/Units: 14
9. Current Use of Property: single family home
10. Amount of fill and/or excavation expected for the completed project:  
(SEPA review may be required as part of the project's  
review for fill and excavation exceeding exempt levels.)
11. Dedications to Public:
- A. Streets in lineal feet: 280.72 In Acres: 0.02
  - B. Parks in Acres: 0
  - C. Waterfront Access in lineal feet: 0
  - D. Other: 0
12. Show method of handling utilities:
- A. Check one: Public Water x Other \_\_\_\_\_
  - B. Check one: Public Sewer x Other \_\_\_\_\_
13. Describe the methodology used in the design of the stormwater detention / water quality system proposed for the development: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
14. Describe the type and size of the stormwater facility used in the proposed development: \_\_\_\_\_  
\_\_\_\_\_

This project is submitted to the City of Mukilteo for the purpose of obtaining its approval in accordance with the Laws of the State of Washington, Chapter 271, extraordinary session of the 1969 Legislature, and Ordinance No. 350 of the City of Mukilteo.

The information given is said to be true under the penalty of perjury by the Laws of the State of Washington.

Signatures: Owner\* Michael Metzger Date 10-6-2020  
Manager

Owner\* \_\_\_\_\_ Date \_\_\_\_\_

Agent for Owner Michael Metzger Date 10-6-2020  
Manager

Engineer/Surveyor \_\_\_\_\_ Date \_\_\_\_\_

License Number \_\_\_\_\_

Stamp - Land Surveyor or Civil Engineer:

\* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.





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

## Conditional Use Permit Supplemental Application Form

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

Fee Received: \$ \_\_\_\_\_ ☐ Cash ☐ Check ☐ Other Receipt #: \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

Applicant: Mietzner Mukilteo, LLC c/o Mike Mietzner

Address: 11611 Airport Way, Ste. B-1\_

Everett, WA 98204

Phone:(Home) 425-212-2490

(Office) \_\_\_\_\_

(Fax) N/A

Legal Property

Owner(s): Mietzner Mukilteo, LLC c/o Mike Mietzner

Address: 11611 Airport Way, Ste. B-1\_

Everett, WA 98204

Phone:(Home) 425-212-2490

(Office) \_\_\_\_\_

(Fax) N/A

Applicant is: ☒ Owner in fee simple ☐ Contract purchaser ☐ Agent for Owner

### PRIMARY CONTACT PERSON

Name: Insight Engineering Co. c/o Brian Kalab, P.E.

Address: P.O. Box 1478 \_\_\_\_\_

Everett, WA 98206 \_\_\_\_\_

Phone:(Home) 425-303-9363 \_\_\_\_\_

(Office) \_\_\_\_\_

(Fax) \_\_\_\_\_

Date of Present Ownership of Property:

December 10, 2019 \_\_\_\_\_

Date of Contract if Now Purchasing Property:

\_\_\_\_\_

Please provide a copy of the contact.

### PROPERTY/LOT INFORMATION

Legal Description of property (attach): see attached \_\_\_\_\_

Assessor's Tax Account Number: 00611600009001 \_\_\_\_\_

Location/Street Address of Property: 7902 44<sup>th</sup> Ave W, Mukilteo, WA 98275 \_\_\_\_\_

Zoning District: RD 9.5 \_\_\_\_\_

Comprehensive Plan Designation: Single Family Medium Density \_\_\_\_\_

Lot Area (Square Feet) 71,681 \_\_\_\_\_

BUILDING INFORMATION

Area of all Existing Building(s) (Square Feet): 1,380

Area of all Proposed Building(s) (Square Feet): 17,380

Area of all Proposed Additions: 0

CONDITIONAL USE REQUEST INFORMATION

Cite Code Section for Which Conditional Use is Being Requested: 17.51.056

NARRATIVE EXPLANATION OF REQUEST: Please submit a written detailed explanation of the purpose of the request and discuss how the Conditional Use Permit application meets the criteria for approval and the project's relationship to current plans, policies, and regulations. Refer to the Conditional Use Permit brochure for the criteria.

REQUIRED SIGNATURES

THE INFORMATION GIVEN IS SAID TO BE TRUE UNDER THE PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON.

Michael Metzner, Manager 10-6-2020  
Applicant/Authorized Agent Date

Michael Metzner 10-6-2020  
Legal Property Owner\* Manager Date

\_\_\_\_\_  
Legal Property Owner\* Date

\* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.