



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

**Notice of Preliminary
Short Plat Approval**
for Clover Lane Short Plat
at 505 Clover Lane
by Pacific Heights Homes LLC

The City of Mukilteo has issued a Notice of Decision for a Project Permit as required by Regulatory Reform Act (RCW 36.70B.130) and Mukilteo Municipal Code (MMC 17.13.080), and has **APPROVED** the following project:

Project Name: Clover Lane Short Plat

Proponent: Jesse Jarrell on behalf of Pacific Heights Homes, LLC.

Project Number: SP-2016-002

Description of Proposal: Development of a two (2) lot single-family residential short plat on a 21,780 square foot lot with associated grading, stormwater drainage improvements, and street frontage improvements in the RD 7.5 zoning district.

Location of Proposal: WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-01 S 154FT OF W 141FT OF E 318.27FT OF LOT 27 LY E OFSR 525 AKA LOT 3 OF CITY MUK SP AF NO. 8510080265; otherwise known as 505 Clover Lane, Mukilteo, Washington.

Notice of Approval Date: Wednesday, February 14, 2018

End of Appeal Period: Wednesday, February 28, 2018

Project Permit Expiration Date: Tuesday, February 14, 2023

Project Decision: Approved

Project Decision

Staff administratively reviewed this project for consistency with the policies, standards, and regulations of the City of Mukilteo. After considering comments by the public or other agencies, the project permit is hereby approved with conditions based on the following Findings of Fact, and subject to the following Conditions of Project Approval.

FINDINGS OF FACT

1. The applicant submitted an application for construction and site development of a two (2) lot single-family residential short plat with associated grading and drainage improvements. The application was determined to be complete on December 8, 2016.
2. In accordance with Mukilteo Municipal Code (MMC) 17.13, a Notice of Application was issued on December 28, 2016, and the project was circulated for review in accordance with the City's normal review and permitting procedures.
3. The property is designated Single-Family High Density per the 2015 City of Mukilteo Comprehensive Plan. The proposal complies with the intended goals, objectives and policies of the Comprehensive Plan. The following Comprehensive Plan Land Use (LU) and Housing (HO) apply to this project:
 - LU1: Develop as a community which provides housing, job opportunities, and shopping places which are compatible with and complementary to the residential character of the neighborhoods and the quality of life in the City.
 - LU14: All development shall occur only in areas with adequate public utilities and services including but not limited to water, sewer, storm drainage collection and disposal, solid waste disposal, police and fire protection, or areas into which such utilities and services can be readily extended at no cost to the City of existing users.
 - HO5: A wide variety of housing options should be encouraged in the city's residential and mixed use zoning districts to meet demands for housing, including affordable housing.
4. The subject property is located at 505 Clover Lane and is zoned RD-7.5 (Single-Family Residential with a minimum lot size of 7,500 SF).
5. The proposed development of two single-family residences is a permitted use in the RD-7.5 zoning district.
6. Pursuant to the State Environmental Policy Act (SEPA), WAC-197-11-800 states that land use decisions such as short plats (WAC 197-11-800.6(d)), are categorically exempt from SEPA Review.
7. Staff administratively reviewed this project for consistency with all applicable requirements of the Mukilteo Municipal Code that apply to the subject property. Based on this review, it has been determined that development of the site will conform to all applicable zoning and development standards, and that as conditioned, the project will have no adverse impacts to the public health, safety and general welfare.

8. The proposal complies with use, area, lot dimension, landscaping and parking requirements of the RD-7.5 zoning district:

Regulation	Requirement	Lot 1	Lot 2
Minimum lot area (MMC 17.20)	7,500 square feet	10,658 square feet	9,520 square feet
Minimum lot width (MMC 17.20)	At setback line: 50'	79'	70'
	At lot line: 30'	79'	70'
	Corner lot line: 60'	79'	N/A
Minimum average lot depth (MMC 17.20)	85'	136'	136'
Height (MMC 17.20)	30'	Height requirements will be met at the time of building permit submittal	
Front setback (MMC 17.20)	20'	Setback requirements will be met at the time of building permit submittal	
Rear setback (MMC 17.20)	Interior Lot: 20' Corner Lot: 15'	Setback requirements will be met at the time of building permit submittal	
Side setbacks (MMC 17.20)	5'/15'	Setback requirements will be met at the time of building permit submittal	
Lot coverage (MMC 17.20)	35%	Lot coverage requirements will be met at the time of building permit submittal	
Hard Surface Coverage (MMC 17.20.025)	The adoption of the hard surface requirement occurred under Ordinance 1390 and became effective on December 31, 2016. The short plat application was determined complete prior to the effectiveness of the hardsurface requirement, and does not apply to Lot 1 and Lot 2 under the vesting of the short plat.		
Parking (MMC 17.56)	2 stalls per dwelling unit	Parking requirements will be met at the time of building permit submittal.	

9. Preliminary storm water detention proposal meets the City's design standards per the Washington State Department of Ecology's Stormwater Management Manual for Western Washington (2012) as amended in 2014.
10. Per MMC 13.12.160.F, a twenty-five foot drainage easement along the western portion of Lot 1 has been established for the benefit of Lot 2.
11. Utilities are available to serve the subject property. Water and sewer is available from the Mukilteo Water & Wastewater District. Electricity is available from Snohomish County PUD. Natural Gas is available from Puget Sound Energy.
12. Development of the site will be subject to the requirements of the 2015 International Residential Code, and 2015 International Fire Code.
12. The property lies outside the 55 DNL noise contour of Paine Field Airport.

13. Staff administratively reviewed Engineering Permit (File No. ENG-2016-037) submitted concurrently with the Short Plat Application for consistency with all applicable requirements of Mukilteo's Development Standards, including but not limited to drainage, clearing, grading, erosion control, access and street standards.
14. The site contains 10 significant trees (evergreen tree eight inches or greater DBH and deciduous trees twelve inches or greater DBH).

CONDITIONS OF PROJECT APPROVAL

Clearing and Grading and Site Improvements:

1. All improvements shall be constructed in accordance with the approved civil construction drawings dated December 14, 2017. Minor modifications of the plans submitted may be approved by the Planning Director or Public Works Director if the modifications do not change the Findings of Fact or the Conditions of Approval.
2. Three significant trees shall be clearly delineated in the field and retained. Barrier fencing or siltation fencing shall be installed per City of Mukilteo Development Standards before any site disturbance.
3. The clearing limits of the approved Site Plan shall be clearly delineated in the field prior to any other work. Where such limits are in proximity to property boundaries or associated with site-sensitive areas, barrier fencing or siltation fencing shall be installed before site disturbance in accordance with the approved Temporary Erosion and Soil Control Plan and/or Stormwater Pollution Prevention Plan.
4. Siltation and erosion control measures shall be employed per the approved Stormwater Pollution Prevention Plan and/or the Temporary Erosion and Sediment Control Plan and as necessary to ensure appropriate on-site and off-site water quality control. Site runoff during construction shall be handled and treated as to quantity and quality impacts by utilizing Best Management Practices, as defined in the current DOE Stormwater Management Manual for Western Washington and the current Department of Ecology National Pollutant Discharge Elimination System (NPDES).
5. The stormwater detention design and stormwater discharge shall utilize the Best Management Practices of the current DOE Stormwater Management Manual for Western Washington and the current Department of Ecology National Pollutant Discharge Elimination System (NPDES).
6. Per Mukilteo Municipal Code (MMC) 13.12.160.F, the property owner shall grant the City an access easement allowing inspection to verify maintenance conditions.
7. A maintenance agreement between owners of Lot 1 and Lot 2 shall be recorded prior to recording of final short plat to address easement requirements listed under MMC 13.12.160.F.2.

Fire:

8. The following requirements shall be adhered to during construction and completed before occupancy of any structure in accordance with Fire Code Development Standards and 2015 International Fire Code:
 - A water supply capable of supplying the required fire flow for fire protection must be provided;
 - An access route, for firefighting apparatus, must be provided at the start of construction. Minimum access route requirements include a 20' width, 13'6" vertical height clearance, and the ability to support a load up to 75,000 pounds;
 - All buildings must be addressed visibly and legibly from the road. When buildings are not visible from the street, appropriate provisions must be made to identify clearly which road or drive serves the appropriate address including private roads.
 - Hydrants shall be fitted with a 4" quarter turn Storz adaptor.

Utilities:

9. Each residence will require its own water and sewer services connected to the main. To obtain services, the owner will need to make application and payment for additional water and sewer permits to the Mukilteo Water and Wastewater District.
10. The cost of any work, new or upgrade, to the existing electric system and facilities that is required to connect the project to the Snohomish County PUD electric system shall be in accordance with applicable Snohomish County PUD policies.

Other:

11. All contractors and subcontractors working on the project described herein shall obtain a business license from the City before initiation of any site work.
12. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Mukilteo.
13. If at anytime during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
14. Noise from construction activity that is audible beyond the property lines of the project site shall not be allowed between the hours of nine (9) p.m. to seven (7) a.m. on weekdays, seven (7) p.m. to nine (9) a.m. on Saturdays and all day on Sundays and holidays.
15. All mailbox locations must be approved and signed off by the U S Postal Service prior to permit issuance. Please contact the Growth Management Coordinator to arrange an appointment.
16. The applicant shall pay mitigation fees for park, school, and traffic mitigation fees at the time of building permit issuance on Lot 2. The total fee or mitigation amount

shall be based on the mitigation fee established by ordinance in effect at the time of fee payment. When payment is deferred to building permit issuance, a note to this effect shall be affixed to the face of the final plat map.

17. The contractor shall coordinate with the property owner and resident (if different) at 508 Clover Lane for the driveway removal and re-installation adjacent to their property.

Final Plat:

18. The following notes and information shall appear on the face of the final short plat map. All signature blocks shall be in accordance with City standards, which are available at the Planning Department.
 - “The use and development of the property included within this plat shall be governed by the Conditions of Approval imposed through Case Number SP2016-002 and shall be binding upon the land until that approval is amended, revoked or expires.”
 - The following free consent statement shall be acknowledged by property owners and shall be notarized: “We the undersigned, attest that we are the contract purchaser or owner in fee simple of the land represented on this short plat and have no right, title or interest of any kind in any unplatted land contiguous to any part of the land included in this short plat. This Short Plat is made with our free consent and in accordance with our desires.”
 - “Lot 1 shall maintain at least one significant tree which includes either an eight-inch DBH Evergreen, or a twelve-inch DBH Deciduous. Removal of the tree may be permitted when deemed necessary by a Certified Arborist, approved by the Community Development Director, and replanted according to the requirements of the City of Mukilteo.”
 - “Lot 2 shall maintain at least two significant trees which includes either an eight-inch DBH Evergreen, or a twelve-inch DBH Deciduous. Removal of the trees may be permitted when deemed necessary by a Certified Arborist, approved by the Community Development Director, and replanted according to the requirements of the City of Mukilteo.”
 - “Lot 2 shall pay mitigation fees for park, school, and traffic mitigation fees at the time of building permit issuance. The total fee or mitigation amount shall be based on the mitigation fee established by ordinance in effect at the time of fee payment.”
 - “Landscape areas located within the public right-of-way are the responsibility of the adjoining land owners.”
 - “Maintenance of drainage facilities is subject to the recorded maintenance agreement under AFN No. _____.”
 - “Building setbacks for the lots contained within this short plat are subject to the approval by the City’s Planning Department prior to the issuance of a building

permit. Applicants should have the setback on their site plan verified by the City's Planning Department prior to submitting plans for a building permit."

- "No lot created by this short plat may be re-subdivided for a period of five (5) years from the date of approval of this short plat without the submission and approval of a final subdivision pursuant to all provisions of Mukilteo Municipal Code Title 16 concerning the subdivision of land into five or more lots, tracts, or parcels. Any future subdivision of the lots in this short plat will be contingent on obtaining adequate right-of-way to meet the standards for a public road to provide access to the lots."
 - "Refer to Auditor Recording Number" shall be shown on the recording block section of the plat map.
 - The title block on the final plat map shall have the names of all the legal owners of the property named on the plat and the name of the surveyor/engineering firm that prepared the final plat map. "The property as described herein is located within or near a designated noise contour of the Snohomish County Airport at Paine Field. The property is subject to noise levels that residents may find objectionable as a result of aircraft operations. Property owners may want to consider adding noise attenuation materials in the final design." The following items are required to be shown on the face of both the final plat map and supplemental map prior to final approval. The required language for these items may be obtained from the City Planning Department:
 - Surveyor Certificate;
 - Correct legal description of all lots;
 - Owners Statement;
 - All new easement(s) over the property, their legal description(s) and associated dedication block (s);
 - Recording block/Certification block for Planning Director and Public Works Director approval;
 - Certification of Payment of Taxes and Assessments;
 - Auditor's Certificate;
 - North arrow;
 - The survey control scheme, monumentation and references.
19. All lot corners must be installed with rod and cap prior to Final Short Plat approval.
20. The applicant shall have a licensed Civil Engineer prepare and/or supervise the preparation of As-Built drawings to be reviewed, approved and signed by the City Engineer upon satisfactory installation of the constructed infrastructure improvements and site work. One (1) reproducible, one (1) signed Mylar drawing and one (1) 11"x17" reduced copy of the drawings shall be submitted prior to final approval of the proposed project.

The project permit shall be valid for five (5) years from the date of this Notice of Decision. If a building permit, grading permit, or occupancy permit is not obtained within this period, the project permit shall become null and void, and a new project permit application would need to be submitted. The Planning Director may grant an extension to the approval date for a period of one (1) year if such is requested prior to the expiration of the project permit.

Any violation of the Conditions of Approval shall be considered a violation of the project permit and shall be subject to the City's code enforcement procedures.

Appeals

A Party of Record must file an appeal of this project decision within fourteen (14) calendar days from issuance of this Notice of Decision. Appeals must be delivered to the City Clerk by mail, personal delivery, or other method, during normal business hours by **4:30 p.m., Wednesday, February 28, 2018**, at City Hall, 11930 Cyrus Way, Mukilteo, WA 98275. Appeals shall be in writing on the approved form with the required information provided, accompanied by an appeal fee as outlined in the city's most current fee resolution, and shall include the appellant's signature.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the Snohomish County Assessor's Office at (425) 388-3433.

Contact Person: Karl Almgren, AICP, Associate Planner

(425) 263-8045

For Patricia Love
Community
Development
Department
Roger Rudikoff
Fire Marshal

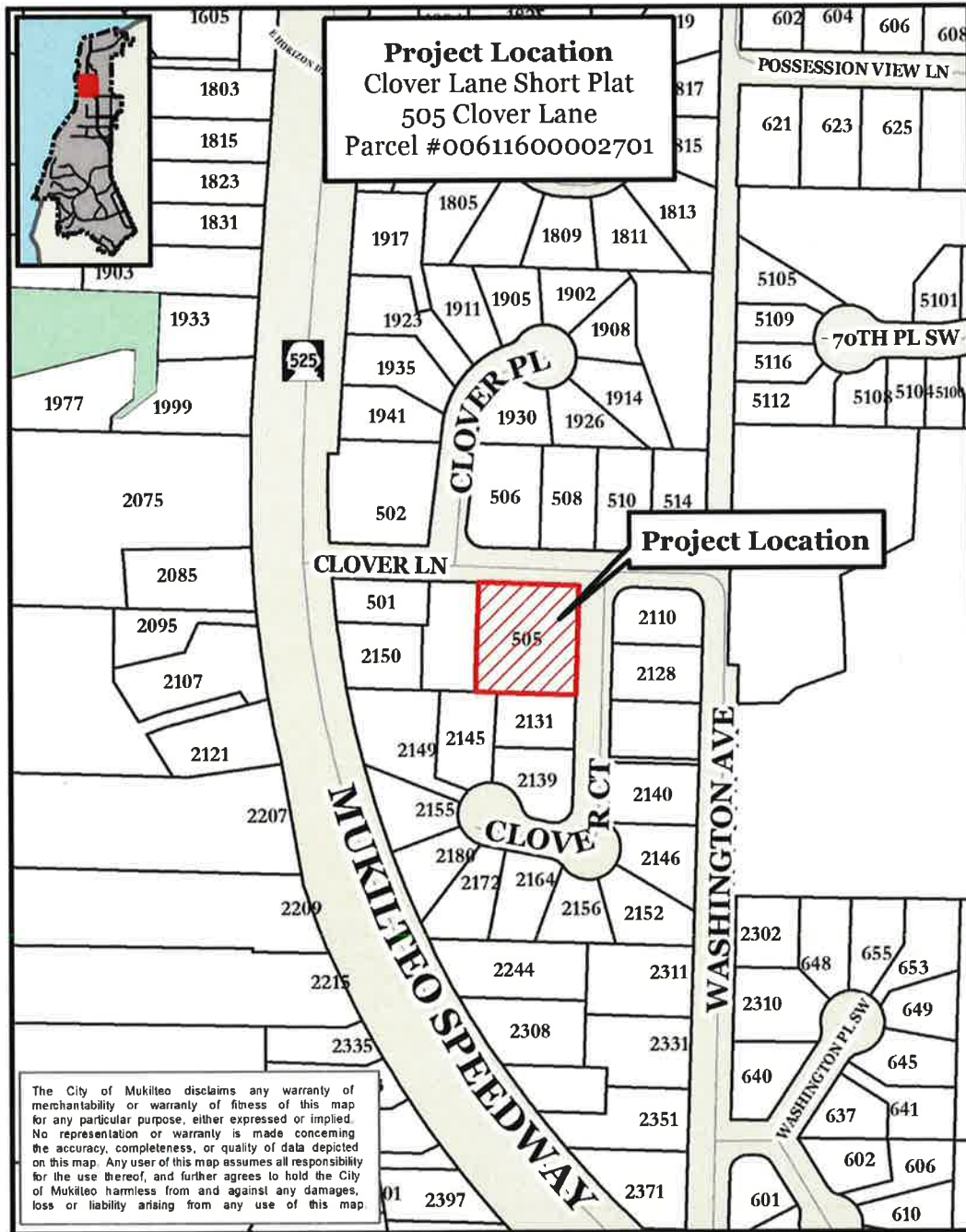
02/12/2018
Date:

02/08/18
Date:

Mick Matheson
Mick Matheson, P.E.
Public Works Director

2/8/2018
Date:

Location Map



pc: Applicant
 Owners w/i 300 ft.
 Parties of Record (if any)
 Review Agencies

Planning Director
 CDD Administrator
 File Copy (2)
 Permit Services Supervisor

Permit Services Technicians (2)