



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

## **Notice of Application** for Courtyard Townhomes at 8512 Mukilteo Speedway by Joe Smeby

**Joe Smeby** on the behalf of **Madle-Anderson Partners, LLC** applied for a Project Permit with the City of Mukilteo on May 5, 2016. The application became complete on December 27, 2016. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2016-003).

**Description of Proposal:** Construction of four (4), 4-Unit town homes totaling sixteen (16) residential units on approximately two (2) acres with associated grading, parking, landscaping, and street frontage improvements zoned Multi-Family Residential (MR).

**Location of Proposal:** Tracts 133 and 134, West and Wheeler's Sea View 5-Acre Tracts; otherwise known as 8512 Mukilteo Speedway, Mukilteo, Washington.

### **Environmental Documents Prepared for the Proposal**

- Environmental Checklist dated January 2017
- SEPA Addendum issued July 1, 2009
- Environmental Mitigated Determination of Non-significance dated July 3, 2002
- Traffic Analysis dated August 15, 2008
- Critical Area Study and Buffer Mitigation Plan dated December 20, 2016
- Phase 1 Environmental Site Assessment Report prepared by Geo Consultants, Inc. dated March 18, 2009

### **List of Required Permits**

- Project Permit
- Engineering Permit
- Building Permit
- Any State or 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 (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition)     |  |

## Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Senior Planner at (425) 263-8043. 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:** Wednesday, January 18, 2017

**End of Comment Period:** Wednesday, February 1, 2017

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

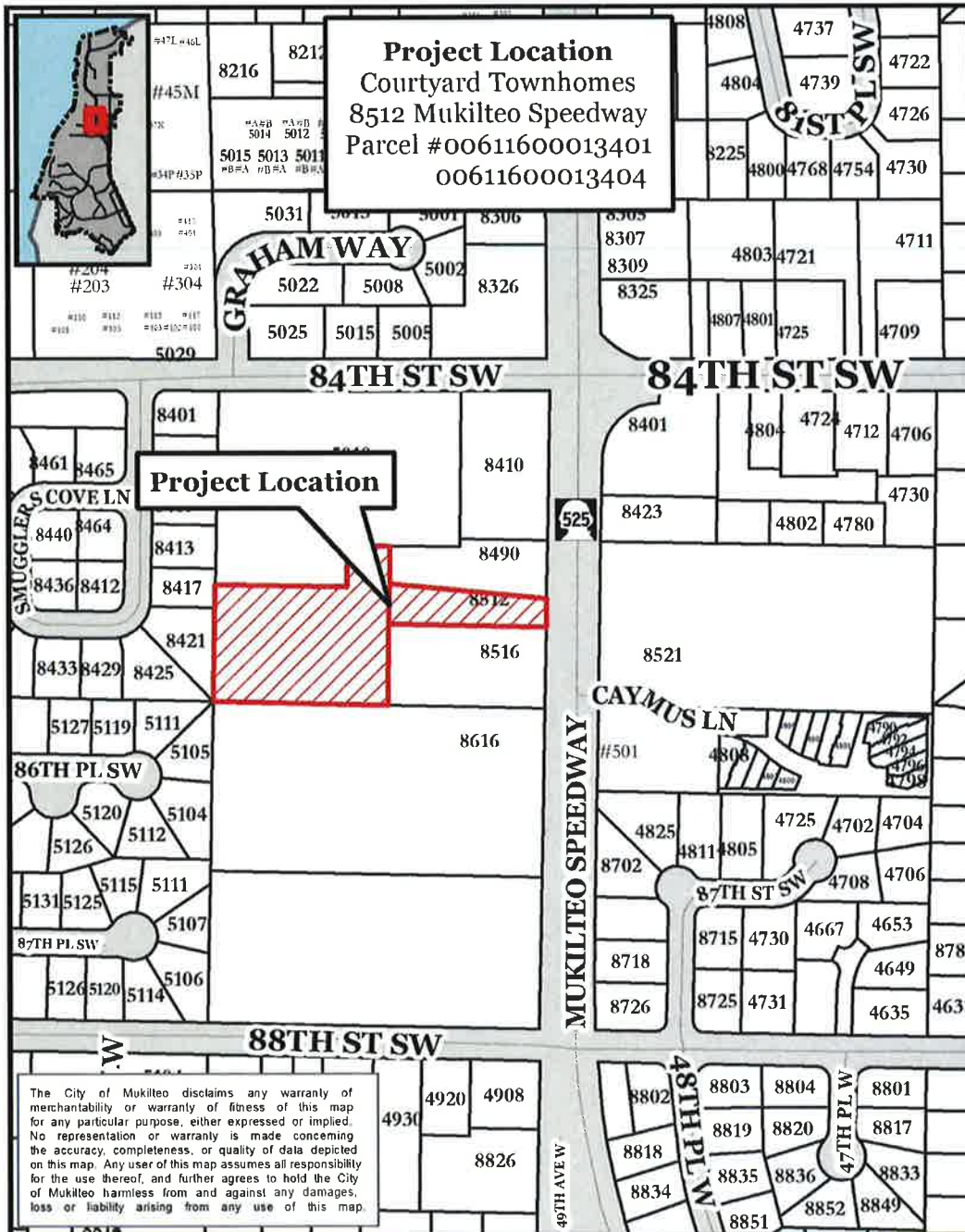
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the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

**Contact Person:** Linda Ritter, Senior Planner

(425) 263-8043

Signature: 

Date: 1-12-17



**Location Map**

**Date Issued: Wednesday, January 18, 2017**

**Date Advertised: Wednesday, January 18, 2017**

**End Comment Period: Wednesday, February 1, 2017**

pc: Applicant/Representative  
 Reviewing Agencies  
 Interested Parties

CDD Director  
 Permit Services Supervisor

Permit Services Assistants (2)  
 Property File