

**EXHIBIT L**  
**LANDSCAPE DEVIATION REQUEST**



July 14, 2017

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CITY OF MUKILTEO

Ms. Linda Ritter  
Senior Planner  
City of Mukilteo  
11930 Cyprus Way  
Mukilteo, Washington 98275

SUBJECT: LANDSCAPING VARIANCE, LIFT STATION 10 REPLACEMENT  
MUKILTEO WATER & WASTEWATER DISTRICT,  
SNOHOMISH COUNTY, WASHINGTON  
G&O #16429.00

Dear Ms. Ritter:

We are writing this letter to formally request a landscaping variance for our project (CUP 2016-001/ENG-2017-004), specifically for new Parcel B. We have included revised Sheets L-1 and L-2 for review. Our variance request is broken down into the following items:

1. We respectfully request that the landscaping buffer requirement on the east side of the property adjacent to State Route 525 be waived. New Parcel B is located approximately 12 feet lower than the road, so most landscaping will not have the desired effect of screening the site. Further, pushing the site building further west will result in a taller wall that will be more visible to potential future residences. Finally, the District desires to have the site be visible from State Route 525 for the purposes of deterring trespassing and vandalism. The District is installing slats into its fencing to provide some visibility screening, but this will likely not be very effective on the east side of the property.
2. The District is maintaining approximately 70 feet of native vegetation and trees on the southern boundary of the property, rather than install new landscaping. Our understanding is that we are meeting the City code for landscaping along the southern property boundary.
3. Our viewing of City code requires a 20-foot landscaping buffer between properties zoned light industrial and residential properties. The District is proposing to plant a 10-foot landscaping buffer along the west boundary



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of its property, just west of the proposed storm improvements adjacent to the retaining wall to screen the proposed wall from potential development to the west. Approximately 9,900 square feet of new Parcel B is proposed to be developed, including approximately 1,700 square feet of landscaping. Even with a 10-foot variance, this is over 17 percent of the area being developed on the property. The District is also installing slats into its fencing to provide some visibility screening along the top of the wall. We believe this is sufficient to meet the intent of the code and provide screening for a relatively small piece of property.

4. The driveway, gate, and fire hydrant prevent landscaping from being installed along portions of the north property line. The remainder needs to be kept clear of landscaping so that the District can access the western property line for landscaping maintenance.

We believe that the efforts we are proposing regarding landscaping are sufficient for a facility with a relatively small footprint that, while it is a non-conforming use, is essential for development of residential property.

Please call us if you have any questions or require any additional information.

Sincerely,

GRAY & OSBORNE, INC.

Eric Delfel, P.E.

ED/hh  
Encl.

cc: Mr. Jim Voetberg, P.E., General Manager, Mukilteo Water & Wastewater District

