



## NOTICE OF APPLICATION

### Brava Light Industrial

### Reasonable Use

12313 Cyrus Way

File Nos. RUP-ADMIN-2021-001 / PPR-2021-006  
/ ENG-2021-017 / CAR-2021-005/  
SEPA-2021-009

**Progranite Surfaces, LLC** submitted a land use application and on October 12, 2021. The City of Mukilteo determined the applications complete on December 13, 2021.

**Description of Proposal:** This proposal is for the development of four (4) industrial buildings on 2.75 acres of land with associated grading, drainage improvements, landscaping, and street frontage improvements. The subject property is located at 12313 Cyrus Way and is within the Light Industrial (LI) zoning district.

The applicant is proposing 14,990 square feet of critical area buffer reduction for a Category III wetland and Type 4 stream. As mitigation for the proposed buffer reduction, the applicant is proposing to enhance 3,945 square feet on the property and utilizing the City's Critical Area Mitigation Program (CAMP) to mitigate the remaining 11,045 square feet of buffer by purchasing the fee-in-lieu credits. State Environmental Policy Act (SEPA) review is necessary due to grading quantities over 1,000 cubic yards and impacts to the wetland buffer.

**Location of Proposal:** 12313 Cyrus Way, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor Parcel Nos. 00441300004000 and 00441300003900 and legally described as:

EVERGREEN MANOR NO 2 BLK 000 D-00 LOT 40

EVERGREEN MANOR NO 2 BLK 000 D-00 - TR 39

**Environmental Documents Prepared:** The applicant submitted the following environmental related documents with the permit applications:

- *Environmental Checklist* prepared by Timothy Sarkela, P.E., Western Engineers and Surveyors, prepared on September 8, 2021, and signed on October 6, 2021 and revised on December 13, 2021.
- *Critical Areas Study and Buffer Mitigation Plan* prepared by Louis Emenhiser, Principal Wetland Ecologist of Acre Environmental Consulting LLC dated September 22, 2021 and revised December 13, 2021.
- *Geotechnical Engineering Study* prepared by Associated Earth Sciences Incorporated dated June 9, 2020.
- *Full Drainage Report* prepared by Timothy Sarkela, P.E. of Western Engineers and Surveyors, dated October 8, 2021, and revised December 13, 2021.

### **List of Required Permits:**

- Land Use (Reasonable Use, Project Permit and Critical Area)
- Engineering Permit (Clearing and Grading, Stormwater and Right-of-Way)
- Building Permit(s)
- Any Applicable State and Federal Permits

### **State Environmental Policy Act (SEPA)**

The City will review the project for consistency with SEPA specified in Washington Administrative Code (WAC) Title 197-11 and Mukilteo Municipal Code (MMC) Chapter 17.84.

### **Applicable Policies and Requirements**

Staff will review the proposal for consistency with the following policies, standards, and regulations:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Plan             | <input type="checkbox"/> Downtown Business District Subarea Plan               |
| <input checked="" type="checkbox"/> Mukilteo Municipal Code        | <input checked="" type="checkbox"/> International Building Code (2018 Edition) |
| <input checked="" type="checkbox"/> Mukilteo Development Standards | <input checked="" type="checkbox"/> International Fire Code (2018 Edition)     |

### **Comment Period**

This application and all supporting documents (File No. PPR-2021-006 / ENG-2021-017 / CAR-2021-005 / SEPA-2021-009) are available for public review on the City's website at <http://www.mukilteowa.gov/land-use-action-notices>, or contact City Hall at (425) 263-8000. To become a "Party of Record" you must submit written comments concerning the project (excluding persons who have only signed petitions or mechanically produced form letters). Comments must be delivered to the City by email, by mail, by personal delivery to the drop box outside City Hall, or by other arranged method, during normal business hours **by 4:30 PM on Monday, January 10, 2022.**

The City will not act on this application until the end of the 14-day public comment period. 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 parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing on the application (if a public hearing was held), and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

**Timeline:**                      Date Issued:                      Monday, December 27, 2021  
   Date Advertised:                      Monday, December 27, 2021  
   End Comment Period:                      Monday, January 10, 2022

**Staff Contact:**                      Linda Ritter, Senior Planner  
   T: (425) 263-8043  
   E: [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)

Signature: \_\_\_\_\_ for                      Date: December 27, 2021  
   Linda Ritter, Senior Planner



## Location Map

Applicant/Representative  
 Reviewing Agencies  
 Interested Parties  
 Property Owners (380')

CDD Director  
 Permit Services Personnel  
 Project File

O:\Dev Review\2021\PROJECT PERMIT\PPR-2021-006 12313 Cyrus Way\noticing\NOA\Notice of Application.docx