



NOTICE OF APPLICATION

Harbor Grove Subdivision Preliminary Plat

9110 53rd Avenue W

File Nos. SD-2021-001 / ENG-2021-019 /
SEPA-2021-010

Jake Drake of the Blueline Group LLC, on behalf of **Sea-Pac Homes, LLC**, submitted a land use application and on October 5, 2021. The City of Mukilteo determined the applications complete on November 2, 2021.

Description of Proposal: This proposal is for the development of a seven-lot (7) subdivision on 2.43 acres of land with associated grading, drainage improvements, landscaping, and street frontage improvements. The subject property is located at 9110 53rd Avenue W and is within the RD 12.5 zoning district. The proposal includes grading quantities in excess of 1,000 cubic yards.

Location of Proposal: 9110 53rd Avenue W, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor

Section 16 Township 28 Range 4 Quarter NW WEST & WHEELERS
SEAVIEW FIVE AC TRS BLK 000 D-01 PAR B CITY OF MUK LLA REC AFN
201606300224 & AS DELINEATED ON ROS REC AFN 201606305002
BEING A PTN OFLOTS 159 & 166 SD PLAT

Property Identification Number(s): 00611600015901

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

- *Environmental Checklist* prepared by Serena Dudas, Planner for the Blueline Group, LLC, on September 15, 2021, and signed on September 24, 2021.
- *Critical Area Reconnaissance Report* prepared by John Laufenberf, Principal Ecologist of Wetland Resources Environmental Consulting dated May 6, 2021.
- *Geotechnical Engineering Study* prepared by Earth Solutions NW, LLC, dated July 30, 2021.
- *Preliminary Storm Drainage Report* prepared by Olivia Westmoreland of the Blueline Group, LLC, dated September 28, 2021.

List of Required Permits:

- Preliminary Plat Approval
- Engineering Permit
- 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) 197-11-800 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. SD-2021-001 / ENG-2021-010/SEPA-2021-010) are available for public review on the City's website at

<http://www.mukilteowa.gov/land-use-action-notice>, or contact City Hall at (425) 463-8000.

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 Tuesday, November 30, 2021.**

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

The Mukilteo City Hearing Examiner will hold a public hearing where the Examiner will either approve, approve with conditions, or deny the proposal. The date of the public hearing has not yet been determined. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals

The final decision on this project is appealable to Superior Court. An appeal must be filed within 21 days after the final decision on the project is issued. Only parties of record may initiate an 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:	Tuesday, November 16, 2021
	Date Advertised:	Tuesday, November 16, 2021
	End Comment Period:	Tuesday, November 30, 2021

Staff Contact: Linda Ritter, Senior
Planner T: (425) 263-8043
E: lr Ritter@mukilteowa.gov

Signature: Garrett Jensen, Associate Planner
Garrett Jensen, Associate Planner
FOR Linda Ritter, Senior Planner

Date: November 12, 2021



Location Map

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

CDD Director
 Permit Services Personnel
 Project File

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