



## NOTICE OF APPLICATION

### Combined Construction Site Expansion

Commercial Permit  
Clearing and Grading Permit

3701 South Road

File Nos. PPR-2021-005 / ENG-2021-010

**Ryan Moore** (applicant), on behalf of **Combined Construction Inc.**, submitted a land use application on October 8, 2021, and an engineering permit application on June 1, 2021. The City of Mukilteo determined the applications complete on October 29, 2021.

**Description of Proposal:** This is a proposal to add a new, warehouse facility (12,320 square feet (sf)), a new fuel station (180 sf), and a new wash rack (900 sf) to a 1.71-acre developed site. Existing development on the site includes a 13,200 sf building, parking, and three access points. The new proposal will add additional off-street parking, add new landscaping, reconfigure access, add new frontage improvements, and add new stormwater management facilities. The subject property is located at 3701 South Road and is within the LI Light Industrial zoning district.

The application requires “Major Review” as the proposed commercial building is larger than 8,000 sf and the proposed grading exceeds 1,000 cy.

**Location of Proposal:** 3701 South Road, Mukilteo, Washington 98275

**Property Identification Number(s):** 00441300002500

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

- *Environmental Checklist (SEPA)* prepared by Collin McMaster, PE, dated July 2, 2020.
- *Geotechnical Memorandum* prepared by Landau Associates, Inc. dated May 28, 2021.
- *Full Stormwater Drainage Report* prepared by Vector Engineering, Inc. dated May 27, 2021.

#### List of Required Permits:

- Land Use – “Major” Commercial
- Building Permit(s)
- Engineering Permit(s) – Clearing and Grading, Stormwater, Right-of-Way
- Any Applicable State and Federal Permits

### 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 checked="" 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)     |

### State Environmental Policy Act (SEPA)

The original development proposal was reviewed under the Washington State Environmental Policy Act (SEPA). A Final Determination of NonSignificance was issued on January 15, 1980. This new proposal will be reviewed under current local and State SEPA requirements.

### Comment Period

This application and all supporting documents (File No. PPR-2021-005 / ENG-2021-010) 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) 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 Friday, November 26, 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

This is a Type I application, and authority for final decision of the proposal is administrative. Therefore, there will not be a Public Hearing for this project.

### Appeals

The final decision on this proposal is administratively appealable. An appeal must be filed within 14 days after the final decision on the proposal is issued. Only "Parties of Record" may initiate an administrative appeal of a land use development permit application.

<b>Timeline:</b>	Date Issued:	Friday, November 12, 2021
	Date Advertised:	Friday, November 12, 2021
	End Comment Period:	Friday, November 26, 2021

**Staff Contact:** Garrett Jensen, Associate Planner  
T: (425) 263-8046  
E: [gjensen@mukilteowa.gov](mailto:gjensen@mukilteowa.gov)

Signature: Garrett Jensen, Associate Planner  
Garrett Jensen, Associate Planner

Date: November 12, 2021

CDD Director  
Permit Services Personnel  
Project File

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