



Project Decision

for 932 2nd Street LLC
Accessory Dwelling Unit
at 934 2nd Street

Mauricio Zatarain, on the behalf of **932 2nd Street LLC**, applied for an Accessory Dwelling Unit (ADU) permit ("Project Permit") with the City of Mukilteo on May 1, 2018. The City of Mukilteo determined the application complete on July 5, 2018.

Project Name:	932 2 nd Street LLC Accessory Dwelling Unit
Applicant/ Proponent:	Mauricio Zatarain on behalf of 932 2 nd Street LLC
Snohomish County Parcel ID:	00388900200400
City Project Number:	SFR-ADU-2018-002

DESCRIPTION OF PROPOSAL

The applicant proposes to construct one single-family residence with an attached Accessory Dwelling Unit (ADU). The proposed ADU will occupy 698 square feet (SF) of living space. The proposal includes off-street parking and a separate dwelling entrance for the ADU. The ADU requires a Project Permit approval in accordance with the requirements of Mukilteo Municipal Code (MMC) Chapters 17.13 "Land Use and Development Review Procedures" and 17.30 "Accessory Dwelling Units".

LOCATION OF PROPOSAL

LOTS 4, 5 AND 6, BLOCK 2, BAY VIEW ADDITION TO THE TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ALLEY (FIRST LANE) WHICH WOULD ATTACH BY OPERATION OF LAW; otherwise known as 934 2nd Street, Mukilteo, Washington.

COMPREHENSIVE PLAN/ZONING/ADJACENT USES

The Comprehensive Plan designations, zoning and existing land uses of surrounding properties is as follows:

Table 1: Analysis of Adjacent Properties – Comprehensive Plan Designation, Zoning and Land Use

Property	Comprehensive Plan	Zoning	Land Use
Subject Property	Single Family Residential – High Density	RD 7.5 Single-Family Residential	Single-family residence with attached ADU
North	Single Family Residential – High Density	RD 7.5 Single-Family Residential	Vacant
South (across 2 nd Street)	Single Family Residential – High Density	RD 7.5 Single-Family Residential	Single-family residence
West	Single Family Residential – High Density	RD 7.5 Single-Family Residential	Vacant
East	Single Family Residential - High Density	RD 7.5 Single-Family Residential	Single-family residence

PROJECT DECISION

Staff administratively reviewed this project for consistency with the policies, standards, and regulations of the City of Mukilteo. After considering the application and comments by the public and other agencies, the project permit is hereby APPROVED based on the following Findings of Fact and Conditions of Project Approval.

Approval Date:	Tuesday, January 15, 2019
Project Permit Expiration Date:	January 15, 2021
Appeal Period:	Tuesday, January 29, 2019, 4:30pm
Project Decision:	APPROVED, SUBJECT TO CONDITIONS

FINDINGS OF FACT

1. The applicant submitted a land use permit application for construction of a single-family residence with an attached ADU on May 1, 2018. The City of Mukilteo determined the application incomplete on May 16, 2018. The applicant resubmitted an application on July 3, 2018, and the City of Mukilteo determined the application complete on July 5, 2018.
2. In accordance with MMC Chapter 17.13, a Notice of Application was issued on July 12, 2018, and the project was circulated for review in accordance with normal development review and permitting procedures.
3. The City received one comment from the Mukilteo School District indicating that the District had no comment but requested to be made a party of record.
4. The subject property is located at 934 2nd Street. Snohomish County Assessor's Office identifies the property as parcel number 00388900200400. The property is 8,850 square feet in area, generally flat and has no critical areas. Access to the property is from 2nd Street.
5. According to the City of Mukilteo Comprehensive Plan (2015), the subject property is designated "Single-Family Residential – High Density". The proposal complies with the intended goals, objectives and policies of the Comprehensive Plan. The following Housing Policies within the Comprehensive Plan apply to this project:

- a. HO3: The City shall support fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.
 - b. HO5: A wide variety of housing options should be encouraged in the City's residential and mixed use zoning districts to meet demands for housing, including affordable housing.
6. The existing single-family residence was recently demolished (File No. DEMO-2018-005). The demolished residence was not registered on the National Register of Historic Places, the Washington Heritage Register or the Mukilteo Register of Historic Places.
 7. The subject property is zoned RD 7.5 Single-Family Residential District and requires a 7,500 square foot minimum lot area (RD 7.5).
 8. The proposed development of an ADU is a permitted use in the RD 7.5 zoning district (MMC section 17.16.040(A) "Permitted use matrix", Table 17.16.040.).
 9. The Single Family Residence is exempt from State Environmental Policy Act (SEPA) per Washington Administrative Code (WAC) 197-11-800(b)(i). The ADU permit is exempt from SEPA review per WAC 197-11-800 (6)(b).
 10. There is an existing 10' wide easement along the east property line dedicated to the Mukilteo Water and Wastewater District (MWWD) for an existing sanitary sewer main.
 11. The applicant's site plan shows a neighboring property owner's fence encroaching on the east property line anywhere from 0.8 feet to one foot (1'). The applicant provided a survey by Terrane Land Surveying dated May 16, 2018, from a licensed surveyor (Edwin J Green Jr., certificate no. 15025) identifying property lines.
 12. The single family dwelling and ADU proposal complies with use, area, lot dimension and parking requirements of the RD 7.5 Single Family Residential zoning district in MMC Chapter 17.20 "Bulk Regulations":

Table 2: Analysis of Development Requirements – MMC Chapter 17.20 "Bulk Regulations"

Municipal Code	Requirement	Submitted
Building Height (Maximum) 17.20.020	30'	29.40'
Front Setback (Minimum) 17.20.020	20'	20'
Rear Setback (Minimum) 17.20.020	20'	31' 2"
Side Setback(s) (Minimum) 17.20.020	5' / Total 15'	5' / 17' / Total 22'
Lot Coverage (Maximum) 17.20.020	35%	33.9%
Hard Surface Coverage (Maximum) 17.20.028	3,840 sf	3,818 sf
Parking (Minimum) 17.20.020	Two (2) stalls per dwelling unit Proposal: two (2) units 2 x 2 = 4 stalls required	Four (4) spaces for principal residence Two (2) tandem spaces for ADU

13. ADUs are regulated by MMC Chapter 17.30 including design, configuration, eligibility, and uses. The following is a review and analysis of the standards set by MMC Chapter 17.30:

Table 3: Analysis of Development Requirements – MMC Chapter 17.30 “Accessory Dwelling Units”

Municipal Code	Requirement	Analysis	Criteria Satisfied
Type 17.30.020	Interior, Attached, or Detached	Attached	Yes
Lot Size 17.30.030(B)(1)	Five thousand square feet (5,000 sf) for interior and attached units	Lot Area: 8,850 SF per record of survey certified on May 16, 2018 (Recording No. 201806295008)	Yes
Residency 17.30.030(C)	The property owner resides in either the principal unit or the accessory dwelling unit as the permanent residence for at least six months of each calendar year	The permit for the proposed attached ADU will be conditioned that the property owner shall reside in either the principal unit or the ADU for at least six months each calendar year. See Condition #11.	Yes
Parking 17.30.030(D) 17.30.060(I)(1)(d)	There are at least two (2) off-street parking spaces serving the principal dwelling unit and at least one space is within a garage or carport. Access to the accessory dwelling unit's parking spaces shall not require crossing over any part of a parking space serving the principal unit nor may the accessory unit's parking spaces be located in tandem to the principal unit's spaces.	Two (2) garage spaces and at least two (2+) driveway tandem spaces are provided for the principal unit. One (1) garage space and one driveway space is provided for the ADU. The dedicated spaces for the ADU are independent of the principal unit's parking spaces and do not require crossing over any of the principal parking spaces. Therefore, parking criteria area satisfied.	Yes
Existing Onsite Uses 17.30.030(E)	If any of the following uses are located on the lot, then an accessory dwelling unit shall not be allowed: 1. Existing accessory dwelling unit. 2. Extended family dwelling unit. 3. Family day care home. 4. Housing for people with functional disabilities. 5. Rooming and boarding.	Existing onsite use: Existing single-family residence on the property was demolished (File No. DEMO-2018-005). Proposal includes a new single-family residence with an attached ADU. None of the listed uses are proposed to be located on this site and shall not be allowed in the future.	Yes
MMC Section 17.30.060 Development and Design Standards (As Applicable to Attached ADUs)			
Municipal Code	Requirement	Analysis	Criteria Satisfied
Structure Exterior Standards 17.30.060(B)	1. New exterior construction shall be similar to exterior appearance of principal dwelling unit	The proposed attached ADU will be conditioned that the materials and paint color are to match the primary dwelling unit. See Condition #8.	Yes
	2. The roof pitch shall be similar to the predominant roof pitch of the principal dwelling unit	Primary Structure: “6:12” (26.5°) ADU: “6:12” (26.5°) The roof pitch for the primary structure and the attached ADU are the same.	Yes

Municipal Code	Requirement	Analysis	Criteria Satisfied																																																								
	3. Trim must be the same in type, style, design, size, and location as the trim used on the principal dwelling	The proposed detached ADU will be conditioned that the trim matches the principal dwelling unit. See Condition #9.	Yes																																																								
	4. Windows shall be similar to those in the principal dwelling in proportion (relationship of width to height) and orientation (horizontal or vertical). This standard shall not apply when in conflict with building code regulations.	<p>Primary Structure:</p> <table><tr><th>Size</th><th>Type</th><th>Qty</th></tr><tr><td>1'6" x 6'</td><td>Fixed</td><td>2</td></tr><tr><td>3' x 4'</td><td>Fixed</td><td>1</td></tr><tr><td>3' x 5'</td><td>Fixed</td><td>3</td></tr><tr><td>3' x 5'</td><td>Casement</td><td>3</td></tr><tr><td>4' x 2'</td><td>Fixed</td><td>2</td></tr><tr><td>4' x 3'</td><td>Slider</td><td>1</td></tr><tr><td>4' x 4'6"</td><td>Slider</td><td>2</td></tr><tr><td>5' x 2'</td><td>Fixed</td><td>2</td></tr><tr><td>5' x 4'6"</td><td>Slider</td><td>2</td></tr><tr><td>5' x 5'</td><td>Slider</td><td>1</td></tr><tr><td colspan="3">Irregular Shaped* in Master Bedroom</td></tr><tr><td>4' x 3'</td><td>Slider</td><td>2</td></tr><tr><td>4' x 4'5 1/2"</td><td>Slider</td><td>1</td></tr><tr><td colspan="3">*window pitch to match roof</td></tr></table> <p>ADU:</p> <table><tr><th>Size</th><th>Type</th><th>Qty</th></tr><tr><td>2' x 5'</td><td>Casement</td><td>4</td></tr><tr><td>3' x 4'6"</td><td>Fixed</td><td>3</td></tr><tr><td>5' x 4'6"</td><td>Fixed</td><td>1</td></tr></table> <p>All windows in both units are similar in shape and size. The window types are either fixed, slider, or other similar styles and are generally vertical in orientation. Primary unit includes three irregular shaped windows that match the roof pitch located above the standard, rectangle shaped windows.</p> <p>Structure exterior standards are satisfied.</p>	Size	Type	Qty	1'6" x 6'	Fixed	2	3' x 4'	Fixed	1	3' x 5'	Fixed	3	3' x 5'	Casement	3	4' x 2'	Fixed	2	4' x 3'	Slider	1	4' x 4'6"	Slider	2	5' x 2'	Fixed	2	5' x 4'6"	Slider	2	5' x 5'	Slider	1	Irregular Shaped* in Master Bedroom			4' x 3'	Slider	2	4' x 4'5 1/2"	Slider	1	*window pitch to match roof			Size	Type	Qty	2' x 5'	Casement	4	3' x 4'6"	Fixed	3	5' x 4'6"	Fixed	1
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Location 17.30.060(C)	2. Attached accessory units shall: a. Comply with the standard unmodified setback requirements of the underlying zoning district. b. Not be closer to the front property line than the front of the principal unit.	<p>See Table 2: Analysis of Development Requirements – MMC Chapter 17.20 “Bulk Regulations” for setback analysis. Proposed ADU is attached to the primary structure and meets setback requirements. Proposed ADU will not be closer to the front property line than the front of the principal unit.</p> <p>Location criteria are satisfied.</p>	Yes																																																								

Municipal Code	Requirement	Analysis	Criteria Satisfied
<p>Height 17.30.060(D)</p>	<ol style="list-style-type: none"> 1. Comply with the maximum building heights allowed for the underlying zoning district; 2. Not exceed the height of the principal dwelling unit if a detached unit; 3. Be a maximum of two floors/stories; or 4. A maximum of one floor/story if a detached unit located above a garage or storage area or habitable area 	<p>Maximum Height: 30.00' Primary Structure: 29.40' ADU: 29.40'</p> <p>The proposed ADU is attached to the primary structure and does not exceed the height of either maximum building height or the primary structure.</p>	<p>Yes</p>
<p>Setbacks 17.30.060(E)</p>	<p>All accessory dwelling units shall conform to the front, rear and side yard setbacks for the underlying zoning district.</p>	<p>See Table 2: Analysis of Development Requirements – MMC Chapter 17.20 “Bulk Regulations” for setback analysis. Proposed ADU is attached to the primary structure and meets setback requirements.</p>	<p>Yes</p>
<p>Pedestrian Entrances 17.30.060(F)</p>	<ol style="list-style-type: none"> 1. Direct access to exterior independent of principal unit 2. Subordinate to principal dwelling unit entrance 3. Shall not face public street from which the principal unit takes primary access from 4. Stairway shall be internal or external if not on front façade 5. ADU shall access off alley 6. Shall be connected to the street by an unobstructed hard surface pedestrian walkway with vertical clearance of seven feet 	<p>The proposed plans show access to the detached ADU independent and subordinate to the principal unit. Plans included an unobstructed hard surface pedestrian walkway from the driveway to the ADU. The access does not face a public street, and there are no alleys.</p> <p>Pedestrian entrance standards are satisfied.</p>	<p>Yes</p>
<p>Privacy 17.30.060(G)</p>	<p>The privacy of dwelling units on adjacent lots and accessory dwelling units shall be protected to the maximum extent practical by:</p> <ol style="list-style-type: none"> 1. Orienting the accessory dwelling unit to not directly face dwelling units on adjacent lots. 2. Using landscape screening, fencing, and window and door placement to maintain the privacy of residents in dwellings on adjacent lots as determined by the physical characteristics surrounding the accessory dwelling unit. 3. Windows, doors and balconies shall be designed and located to maintain the privacy of both the new unit and dwellings on adjacent lots. 	<p>The proposed ADU is attached to the east side of the primary structure. Proposed screening include the following: South: Proposed garage West: Proposed primary structure attached. North: None. Lot to north is vacant and is encumbered by a critical slope. East: None</p> <p>Although the pedestrian access and access to the ADU face the property to the east in order to meet code section 17.30.060(F), proposed windows, doors and patio are located to maximize privacy to adjacent properties. Additional screening of the entrance/door on the east side of the property will be conditioned. See Condition #2.</p> <p>Privacy criteria area satisfied.</p>	<p>Yes</p>

Municipal Code	Requirement	Analysis	Criteria Satisfied
Floor Area 17.30.060(H)	<ol style="list-style-type: none"> 1. The accessory dwelling unit shall have a gross floor area of no more than seven hundred square feet or sixty percent of the floor area of the principal dwelling unit, whichever is less. 2. The accessory dwelling unit shall have no more than one bedroom. 	<p>Principal Unit: 2,525 sf ADU: 698 sf ADU (%): 28% ADU bedrooms: One (1)</p> <p>Floor area criteria area satisfied.</p>	Yes
Parking 17.30.060(I)	<p>At least two off-street parking spaces shall be provided for the accessory dwelling unit, in addition to the parking required for the principal dwelling unit. The parking space(s):</p> <ol style="list-style-type: none"> a. Shall be dedicated solely for use by the accessory dwelling unit residents. b. Shall have a defined hardened surface such as, but not limited to, pavement, concrete (pervious or impervious) or gravel. c. May be located in a garage, carport, or in an off-street area reserved for vehicle parking. d. Shall be independent of the principal unit's parking spaces, which means access to the accessory dwelling unit's parking spaces shall not require crossing over any part of a parking space serving the principal unit nor may the accessory unit's parking spaces be located in tandem to the principal unit's spaces. e. May encroach into a side yard setback area only if no structures are within thirteen feet of the property line. 	<p>Two (2) garage spaces and at least two (2+) driveway tandem spaces are provided for the principal unit. One (1) garage space and one driveway space is provided for the ADU. The dedicated spaces for the ADU are independent of the principal unit's parking spaces and do not require crossing over any of the principal parking spaces. Therefore, parking criteria area satisfied.</p>	Yes

14. Utilities are available to serve the subject property. Water and sewer is available from the Mukilteo Water & Wastewater District. Electricity is available from Snohomish County PUD. Natural Gas is available from Puget Sound Energy.
15. Development of the site will be subject to the requirements of the 2015 International Building Code, and 2015 International Fire Code.
16. The property lies outside the 55 DNL noise contour of Paine Field Airport.
17. Staff administratively reviewed this project for consistency with all applicable requirements of the MMC that apply to the subject property. Based on this review, it has been determined that development of the ADU will conform to all applicable zoning and development

standards and that, as conditioned, the project will have no adverse impacts to the public health, safety or general welfare.

18. The accessory dwelling unit permit shall expire automatically if:

- a. An approved owner's certificate of occupancy is not submitted each year by April 1st as required in of Mukilteo Municipal Code section 17.30.090(C).
- b. The accessory dwelling unit is altered such that it no longer conforms with the intent of the plans approved by the director.
- c. The required off-street parking spaces for both the accessory and principal dwelling units are no longer provided in conformance with the requirements of this chapter.
- d. The applicant ceases to own the property and reside in either the principal or the accessory dwelling unit.
- e. City access to inspect the property is not provided within fourteen days of a request for inspection being mailed to the property owner.

19. Effect of Property Sale.

- a. If the original applicant for an existing accessory dwelling unit permit sells the property where the unit is located, a permit application shall be submitted by the new contract purchaser or new property owner. The application shall be reviewed pursuant to MMC Chapter 17.13, as currently exists or as amended, except submittal of construction drawings and/or site plans is not required if no physical modifications to the existing accessory dwelling unit are proposed.
- b. If property with an occupied accessory dwelling unit is sold, tenants may continue to reside at the property for the remainder of any lease, or up to ninety (90) calendar days, whichever is shorter. A single additional continuation of up to ninety (90) calendar days may be granted by the director, upon written request by both the tenant and the (new) property owner, if it is determined termination of residency by the tenants would impose a substantial and unusual hardship on the tenants. For continued occupancy by the tenants, the new property owner must obtain an accessory dwelling unit permit.

20. Cancellation. An accessory dwelling unit permit may be cancelled by the property owner by filing with the city an affidavit that the owner is relinquishing an approved accessory dwelling unit permit and recording the certificate at the county.

21. Revocation. A permit for an accessory dwelling unit may be revoked by the city for violation of the City's accessory dwelling unit requirements, including conditions of this approval, or if the city discovers fraudulent activity in obtaining the permit.

22. Recording Requirements. The permit for the accessory dwelling unit shall not become effective until evidence is provided to the director that a land use permit binder and other documents as required by the director have been recorded with the Snohomish County auditor's office. The recorded document(s), in a format approved by the director, shall contain, but not be limited to, the following information:

- a. Identify the parcel where the accessory dwelling unit is located;
- b. State the accessory dwelling unit permit is only valid for the identified parcel;

- c. State any changes to the recorded documents must be approved by the city of Mukilteo;
 - d. State the owner of the property lives in one of the dwelling units;
 - e. Notify future owners or long-term lessors of the subject property that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling unit or the principal dwelling by the property owner;
 - f. Notify prospective buyers of the limitations of this approval and code requirements and to provide for the removal of improvements that created the accessory dwelling unit and restoration of the site to a single-family dwelling with no additional dwelling units in the event that any condition of approval is violated.
23. The proposed project shall comply with the following MMC requirements. The following list is not intended to be comprehensive, as all other applicable requirements must be met, but is provided to inform the applicant of certain requirements commonly applied to this type of development proposal.
- a. Pollutant, siltation and erosion control measures shall be employed per the approved Stormwater Pollutant Prevention Plan (SWPPP) and as necessary to ensure appropriate on-site and off-site water quality control. Site runoff during construction shall be handled and treated as to quantity and quality impacts by utilizing Best Management Practices, as defined in the current Department of Ecology Stormwater Management Manual for Western Washington and the City of Mukilteo Development Standards.
 - b. No grading or site work can be completed during wet weather (October 1 through April 30) without the City's approval of a Wet Weather SWPPP.
 - c. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Mukilteo.
 - d. All contractors and subcontractors working on the project described herein shall obtain a business license from the City before initiation of any site work.
 - e. Noise from construction activity that is audible beyond the property lines of the project site shall not be allowed between the hours of nine (9) p.m. to seven (7) a.m. on weekdays, seven (7) p.m. to nine (9) a.m. on Saturdays, Sundays and holidays (MMC subsection 9.46.080).

CONDITIONS OF PROJECT APPROVAL

1. Prior to construction of the ADU all required building and engineering Permits for the single family dwelling and accessory dwelling unit must be applied for and issued.
2. Prior to issuance of the building permit and engineering permit(s), a privacy and screening plan shall be submitted and approved by the City of Mukilteo that satisfies MMC section 17.30.060(G) regarding ensuring windows, doors and balconies shall be designed and located

to maintain the privacy of both the new unit and dwellings on adjacent lots. The plan shall include one or more of the following:

- a. **Sight-Obscuring Fence.** The height shall be six feet (6') and be constructed to create a solid sight-obscuring screen of the ADU door. Planting may be used in addition to the screen. Sight-obscuring fence shall be located outside of the 10' wide sanitary sewer easement along the east side property line.
 - b. **Planted Sight-Obscuring Screen.** Trees or shrubs capable of achieving a minimum height of six feet (6') and spaced to form a sight-obscuring screen of the ADU door after three years from planting. Plant sight-obscuring screen shall be located outside of the 10' wide sanitary sewer easement along the east side property line. The landscape plan shall be prepared by a licensed landscape architect in the State of Washington.
 - c. **Other method(s)** that meet or exceed the intent and level of screening in 2a and 2b above, subject to review and approval by the Community Development Director.
3. Vesting of this application is limited to the materials provided within the application that was determined complete on July 5, 2018. This includes the site plan date stamped December 21, 2018, and approved on January 3, 2019, for building footprints size and locations, land uses, and building elevations. Drainage requirements, building and fire codes are not included within the vesting of this application. Minor modifications of the approved plans may be approved by the Community Development Director or Public Works Director if the modifications do not substantially change the Findings of Fact, or change the Conditions of Approval.
4. All improvements shall be constructed in accordance with the approved site plan date stamped December 21, 2018, and approved on January 3, 2019. Minor modifications of the approved plans may be approved by the Community Development Director or Public Works Director if the modifications do not substantially change the Findings of Fact, or change the Conditions of Approval.
5. Conditions subject to City of Mukilteo 2017 Development Standards are specified in Permit No. ENG-2018-007 and shall be met.
6. If at any time during clearing, grading and construction, the right-of-way is not kept clean and clear, all work will stop until the right-of-way is cleaned and maintained in a manner acceptable to the Public Works Director.
7. The approved driveway access point for the ADU shall be in accordance with the approved civil set date stamped December 21, 2018, and approved on December 27 2018. The approved access point shall not be relocated or a second access to the property shall not be permitted unless approved by the Public Works Director.
8. The attached ADU shall be constructed of similar materials and painted to maintain consistency with the primary structure to ensure that the ADU is similar in exterior appearance of the principal dwelling unit.
9. The attached ADU shall be constructed with trim (type, style, design, size, and location) similar to the primary dwelling.

10. The final inspection for the ADU shall not be approved prior to an approved final inspection for the single family dwelling.
11. Prior to the issuance of an ADU permit, and annually by April 1st each year thereafter, the owner of the property shall file an owner's certificate of occupancy in a form acceptable to the director. Any person who falsely certifies that he or she resides in a dwelling unit at the stated address to satisfy the requirements of this section shall be subject to the violation and penalty provisions of MMC Title 18.
12. All construction of water and sewer facilities shall be in accordance with the standards, specifications and regulations of the MWWD.
13. The cost of any work, new or upgrade, to the existing electric system and facilities that is required to connect the project to the Snohomish County PUD electric system shall be in accordance with applicable Snohomish County PUD policies.
14. The applicant shall comply with all other applicable city codes, requirements and ordinances.

The project permit shall be valid for two (2) years from the date of this Project Decision. If a building permit, grading permit, or occupancy permit is not obtained within this period, the project permit shall become null and void, and a new project permit application would need to be submitted. The Community Development Director may grant an extension to the approval date for a period of one (1) year if such is requested prior to the expiration of the project permit.

Any violation of the Conditions of Approval shall be considered a violation of the project permit and shall be subject to the City's code enforcement procedures.

APPEAL

Decisions by the director may be appealed by the applicant pursuant to the provisions in MMC Chapter 17.13. Appeals of Administrative Decisions must therefore be filed within 14 days from the date of the final decision.

The deadline for filing of an appeal shall be **Tuesday, January 29, 2019, 4:30PM.**

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the Snohomish County Assessor's Office at (425) 388-3433.

Contact Person: Garrett Jensen
Associate Planner, Community Development Department
gjensen@mukilteowa.gov | 425.263.8046

SIGNATURE

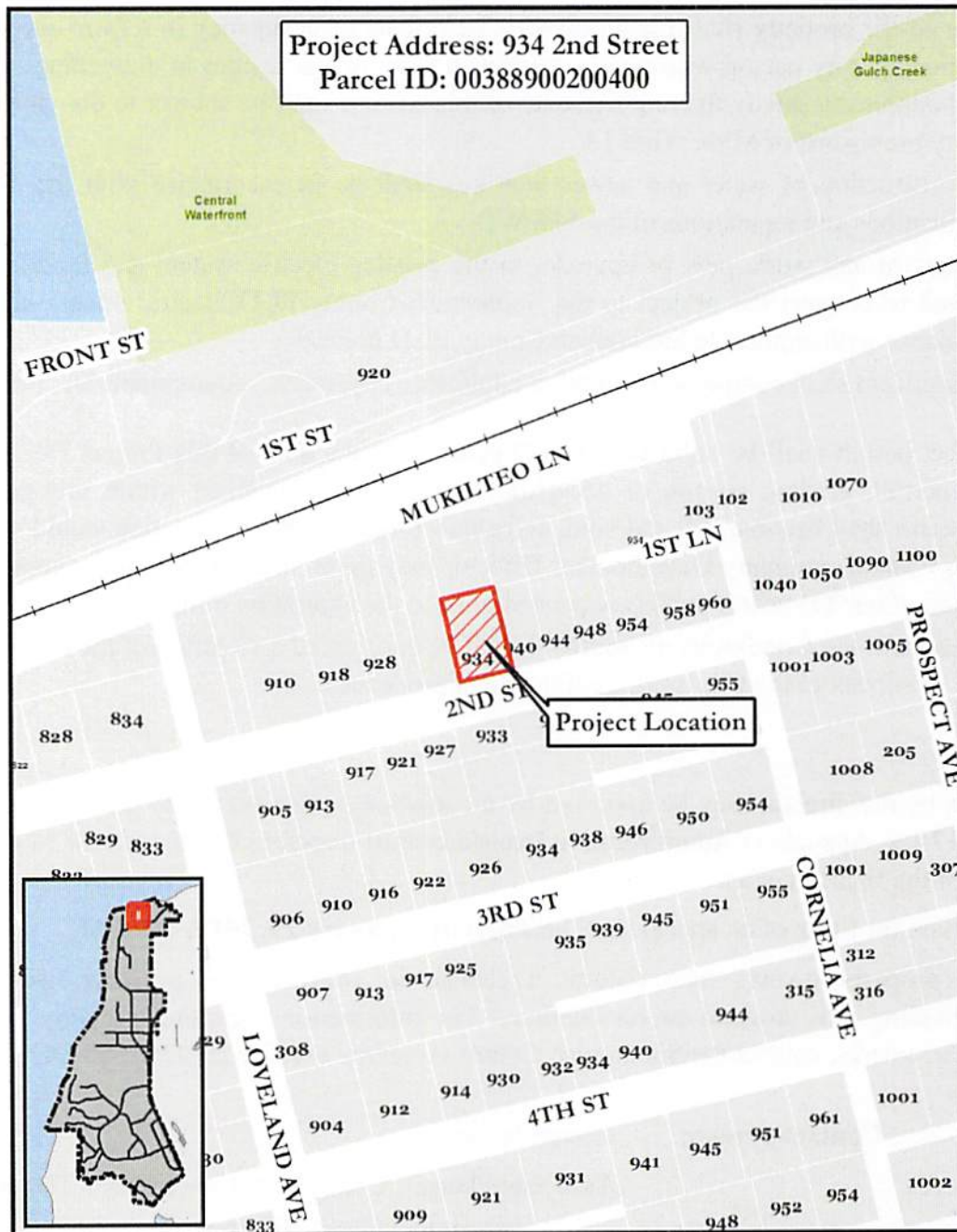


Dave Osaki, Community Development Director



Date

LOCATION MAP



Pc:	Applicant	Community Development Director	Permit Services Assistants (2)
	Parties of Record (if any)	Management Services Director	File Copy (2)
	Review Agencies	Permit Services Supervisor	