

**Mukilteo School District
Storage Building
Conditional Use Permit (CUP) CUP-2019-001
10801 Harbour Pointe Boulevard**



Mukilteo Hearing Examiner
October 22, 2019
1:30 p.m.
Mukilteo City Council Chambers
11930 Cyrus Way, Mukilteo WA 98275

City of Mukilteo, Washington

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

To: Mukilteo Hearing Examiner

Hearing Date: October 22, 2019, 1:30 pm


From: Linda Ritter, Senior Planner

Re: Mukilteo School District Conditional Use Permit, (CUP-2019-001)

Applicant:	Laura Brent of Brent Planning Solutions on behalf of the Mukilteo School District
Owner:	Mukilteo School District
Summary of Request:	<p>Conditional Use Permit application to allow for the construction of a storage building in the Multi-Family Residential District, 2,000 square feet of usable land per dwelling unit (MR) zoning district for property located at 10801 Harbour Pointe Boulevard. (Mukilteo Municipal Code (MMC) section 17.64.020)</p> <p>The applicant proposes to construct a new 1,924 square foot storage building for field and team equipment.</p>
Staff Recommendation	The Mukilteo Hearing Examiner APPROVE the Conditional Use Permit (CUP-2019-001) with conditions.

PROJECT DESCRIPTION / SITE CHARACTERISTICS

Location:	10801 Harbour Pointe Boulevard
Legal Description:	<p>SEC 21 TWP 28 RGE 04TH PTN SE1/4 TGW LOTS 32,33,34 & PTN OF LOT 22 OF PUGET ACRES NO 2 ALL LY ELY OF HARBOUR POINTE BLVD NELY OF CHENAULT BCH ACCESS RD NLY OF CHENNAULT BCH RD & WLY OF HARBOUR POINTE SECTOR7 EXC TH PTN LY SLY & WLY OF FDL - COM NE COR SD SEC TH N88*50 06W ALG N LN SEC 1250FT TH S29*20 06E 350FT TH S02*0954W 1510FT TH N87*50 06W 1070FT THS02*09 54W 1407.26FT TH N87*50 05W 260.79FT TH N76*24 10W 146.24FT TO INT CO RD MGN & TPB SD LN DESC TH S76*24 10E146.24FT TH S87*50 05E 260.79FT TH S02*09 54W 52.74FT TO CONC MON THS87*50 06E 168FT TH S02*09 54W 539.49FT TO INT CO RD MGN & TERM SD LN DESC</p>
Area Description:	<p>The property is approximately 37.95 acres in size. The property includes the south portion of the existing Kamiak High School building, portable classrooms, athletic fields and associated parking. There are known wetlands on site. The proposed storage structure will be located in an existing, improved area of the site near the athletic fields.</p>

Aerial:	
Utilities:	All utilities are available at this property. Water: Mukilteo Water and Wastewater District Sewer: Mukilteo Water and Wastewater District Electricity: Snohomish PUD
Access / Street Imp.:	Access is from Harbour Pointe Boulevard and Chennault Beach Road which are Urban Collectors.
Comprehensive Plan Designation:	Multi-Family Residential – High Density
Zoning Designation:	Multi-Family Residential (MR) and Heavy Industrial (HI) The proposed structure will reside on the portion zoned MR
Adjacent Uses / Zoning District	North: Heavy Industrial (HI)/ Multi-Family Residential (MR) South: Industrial Park (IP)/ Multi-Family Residential (MR/Light Industrial (LI) East: Open Space (OS) and Industrial Park (IP) West: MR and Single Family Residential (RD 8.4)
SEPA	Proposal is SEPA exempt. WAC 197-11-800(6)(a) categorically exempts land use decisions for exempt projects. The City of Mukilteo has adopted flexible thresholds for categorical exemptions, including a 30,000 sq. ft. threshold for storage structures (MMC 17.84.070(D)).

BACKGROUND

In 1992 the Mukilteo School District received approval through a Conditional Use Permit (CUP) to build a high school and middle school with its associated grounds on property zone multi-family residential (MR) and heavy industrial (HI). Zoning regulations require schools, K-12 and preschool, receive approval through the CUP process if located within a residential zone. However, schools are an outright permitted use in the HI zone.

On April 29, 2019 Laura Brent of Brent Planning Solutions, on behalf of the Mukilteo School District, applied for a CUP with the City of Mukilteo. The CUP is for the construction of a new 1,924 square foot storage building located at 10801 Harbour Pointe Boulevard which will be used to store field and team equipment. This proposal is part of the 2014 voter-approved \$1.3 million Mukilteo School District Bond. The purpose of the voter-approved bond is to add improvements at Kamiak High School for athletic team support.

A CUP is required as the new storage building will be located on the parcel zoned for multi-family residential (MR). Per the Mukilteo Municipal Code (MMC) section 17.16.040, moved-in buildings (other than manufactured homes) require a CUP if located within a residential zone. Also, as the building is located on the school grounds, any expansion to the school property requires a CUP.

EXISTING CONDITIONS AND PROPOSED BUILDING LOCATION

The proposed building location is flat and will not require a grading permit for installation of the structure. The size of the proposed building is under the threshold for stormwater requirements and will not trigger any frontage improvements. The proposed storage building is approximately 1,924 in size and proposed to be located near the sports fields within an enclosed fenced area. The area is located at the rear of Kamiak High School and surrounded by natural vegetation which provides screening for the adjacent residential properties. Access to the building is from Harbour Pointe Boulevard through the adjacent parking lot.

Existing Conditon



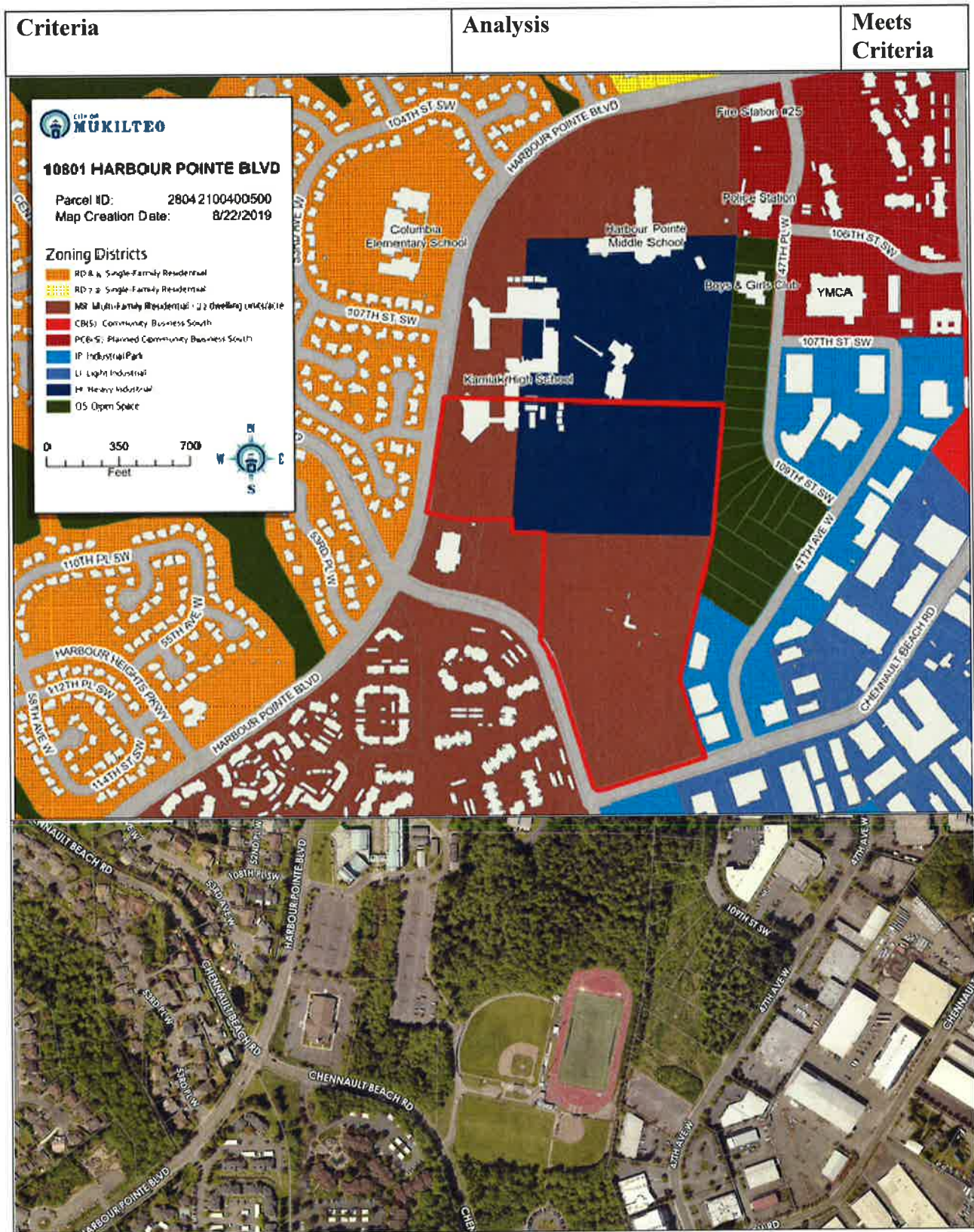
ANALYSIS AND FINDINGS

1. The application was deemed complete on June 28, 2019.
2. A notice of application was sent to neighboring property owners, published in the Everett Herald, posted on site, and posted at the City's official posting locations on July 12, 2019. The comment period ended on July 26, 2019. The City did not receive any public comments.
3. A notice of public hearing was sent to neighboring property owners, published in the Everett Herald, posted on site, and posted at the City's official posting locations on October 11, 2019.
4. Conditional Use Permits are required to comply with the following criteria as stated in MMC 17.64.020:

Criteria	Analysis	Meets Criteria
A. All conditional uses must be in accordance with the goals and objectives of the Comprehensive Plan and they must not violate the purpose of the district in which they will locate.	<p>The proposal meets the goals and objectives of the City of Mukilteo Comprehensive Plan. Schools located in the multi-family residential (MR) require a conditional use permit.</p> <p>The following Comprehension Plan Land Use (LU) policies apply to this project:</p> <p>LU2e: Provide for smooth and</p>	YES

Criteria	Analysis	Meets Criteria
	compatible transitions between areas of different land use intensity should be adopted.	
B. It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.	Kamiak High School and its associated sports fields were approved through the CUP (meeting the compatibility criteria) process in 1992. The placement of the storage building is integrated into the field complex and does not impact nor is it detrimental to adjoining neighbors. Surrounding uses are all associated with the school.	YES
C. The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts.	<p>The proposed athletic equipment storage building will be located next to the athletic fields within the existing school grounds. The proposed storage building will be located within an existing chain linked fenced area, therefore; no additional fencing is required. The athletic field has existing vegetation in the form of trees and shrubs on all sides to screen it from the surrounding residential areas.</p> <p>No additional traffic will be generated from the athletic equipment storage building as it is not occupied and used only for storage. The school has sufficient parking therefore the proposal does not require additional parking.</p> <p>Outdoor lighting for the sports field currently exist, therefore; no additional lighting is being proposed.</p>	YES

Criteria	Analysis	Meets Criteria
D. All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district.	The minimum lot size for the Multi-family Residential (MR) zone is 7,500 square feet. The property is approximately 1,653,179 square feet (37.95 acres). Therefore, the site area is adequate to accommodate the use.	YES
E. All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district.	The proposed new athletic equipment storage building is an approved use as it is essential to the athletic fields which are associated with the approved high school meets the zoning setback requirements.	YES
F. All conditional uses having a site area in excess of one (1) acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone.	The existing high school and athletic fields are located on several parcel that are designated Heavy Industrial (HI) and Multi-family Residential (MR) as shown in the zoning map below. There is existing vegetation that buffers the property from the abutting residential zone.	YES



<p>G. All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following: 1. Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography; 2. Sections and elevations of proposed structure; 3. Vicinity map showing property, zoning and access; 4. Provision for sewage disposal, storm drainage and surface runoff.</p>	<p>The applicant submitted a scaled site plan showing the existing conditions and proposed athletic storage building on June 24, 2019. No landscaping, paving, parking, outdoor lighting, access or fencing is required for the proposal. All utilities exist on the site.</p>	<p>YES</p>
<p>H. All conditional uses must comply with the parking regulations in Chapter 17.56.</p>	<p>The proposed 1,924 square foot athletic equipment storage building is not occupied and used only for storage. The school has sufficient parking therefore the proposal does not require additional parking.</p>	<p>N/A</p>
<p>I. In the course of reviewing the Conditional Use Permit application, the City staff may request a recommendation by the Planning Commission on matters under its permit authority related to the Conditional Use Permit. The matters may include but are not limited to the Comprehensive Plan or the nature and intent of the zone in which the Conditional Use Permit is requested.</p>	<p>Staff concluded a review by the Planning Commission was not required as no new policy issues emerged which would merit the review. The proposal meets Comprehensive Plan and Zoning Code requirements, so a review by the Planning Commission is not necessary.</p>	<p>YES</p>

Based on the above analysis, the applicant's conditional use permit application has been met the standards and regulations in order to qualify for a conditional use permit identified in MMC section 17.64.020.

5. The subject property is located in the Multi-family Residential (MR) Zoning District and the following is an analysis of the proposal's consistency with adopted development regulations (See Finding #4 on conditional use permit standards for a discussion on Comprehensive Plan consistency).

Multi-family Residential Zoning Requirements

Regulation	Requirement	Submitted	Meets Code
Exterior Setbacks: MMC 17.20.020 Footnote 4	Front -25' Non-single family residential structures Rear- 25' Side-Total 15' minimum 5' Building Separation 5'	Front – 185 Rear – 461' Side (E) – 1,023' Building Separation – 40' from dugout	Yes
Lot Size: MMC17.20.020	7,500 s.f.	37.95 Acres	Yes
Building Height: MMC 17.20.020	35' maximum	12.8'	Yes
Lot Coverage: MMC 17.20.020	35% maximum	Approximately 15%	Yes
Parking off-street: MMC 17.51.090 (D) MMC 17.25.090 (F)	3 per 1,000 square feet for	The proposed 1,924 square foot athletic equipment storage building is not occupied and used only for storage. The school has sufficient parking therefore the proposal does not require additional parking.	Yes
Landscaping / vegetation: MMC 17.58.047 MMC 17.58.070	Abutting residential: Type I and 10' of Type II	No additional landscaping is required as there is existing vegetation surrounding the athletic field.	Yes
Airport Compatibility:	Outside the 55 DNL zone the project is considered compatible with the airport without any special conditions.	The proposed project is a storage facility and therefore this requirement does not apply.	N/A
Stormwater / Drainage	Compliance with the Washington State Department of Ecology Stormwater Manual for the Western Washington (2014).	The proposal does not trigger any stormwater requirements.	N/A

6. The applicant's proposal, as identified in the site plan dated, June 24, 2019, complies with the development standards of the City of Mukilteo zoning code. If approved, the conditional use permit should be conditioned to require development consistent with the Site Plan dated June 24, 2019.

7. State Environmental Policy Act (SEPA)

The conditional use permit is SEPA exempt pursuant to WAC section 197-11-800(6), "Land use decisions" which states,

"(6) Land use decisions. The following land use decisions shall be exempt:

(a) Land use decisions for exempt projects, except that rezones must comply with (c) of this subsection.

....

The addition of a 1,924 square foot storage building for the property is exempt from the State Environmental Policy Act (SEPA) under Washington Administrative Code (WAC) subsections 197-11-800(1)(d) which states,

"(1) Minor new construction - Flexible thresholds.

...

(d) The maximum exemption levels applicable to (c) of this subsection are:

	Fully planning GMA counties		All other counties
Project types	Incorporated and unincorporated UGA	Other unincorporated areas	Incorporated and unincorporated areas
Single family residential	30 units	20 units	20 units
Multifamily residential	60 units	25 units	25 units
Barn, loafing shed, farm equipment storage, produce storage or packing structure	40,000 square feet	40,000 square feet	40,000 square feet
Office, school, commercial, recreational, service, storage building, parking facilities	30,000 square feet and 90 parking spaces	12,000 square feet and 40 parking spaces	12,000 square feet and 40 parking spaces
Fill or excavation	1,000 cubic yards	1,000 cubic yards	1,000 cubic yards

“

The proposal does not add additional square footage to exceed the SEPA exempt threshold of 30,000 square feet (WAC 197-11-800(1)(d)). The proposal does not involve a rezone. The conditional use permit land use decision is therefore SEPA exempt (WAC section 197-11-800(6)).

8. Public Notice

A. Notice of Application

Notice of this application has been provided in accordance with the provisions of MMC Chapter 17.13 entitled Land Use Development Procedures”. This project was circulated for review and comment on July 12, 2019, by advertising the Notice of Application in the local newspaper of record; mailing a copy of the Notice to property owners within 380 feet of the project and interested agencies; and posting the Notice at the site and at the official locations for City Notices.

B. Notice of Public Hearing

A Notice of Public Hearing was advertised in the same manner on October 11, 2019. The public hearing notice was mailed to property owners within 380 feet of the proposal, notices were posted in required city notification location, and a legal ad was published in the Everett Herald.

9. Agency Comments

The following summarizes comments received at the time of this staff report’s preparation.

Comment 1- Snohomish County PUD: The district has sufficient electrical system capacity to serve the proposed development. However; the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission corridors. Existing PUD facilities may need relocations or modifications at the developer’s expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer; and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits.

Staff Response: This shall be a condition of the permit.

Comment 2 - Snohomish Health District: The District has no objections to this proposal.

Staff Response: No comment.

Comment 3 - Snohomish County Department of Public Works: After reviewing the packet of proposed changes, Snohomish County finds there will not be impact to County roads.

Staff Response: No comment.

10. Public Comments

No public comments were received on this proposal

CONCLUSIONS

Based on the application and the analysis and findings of this staff report, the following conclusions are made:

1. The applicant's proposal meets the minimum performance standards and regulations required for granting of a conditional use permit.
2. The conditional use permit will have no adverse impact to the surrounding properties, and, more generally, it will not adversely affect the public health, safety and general welfare as conditioned.
3. The applicant's proposal for an athletic equipment storage building, if conditioned, meets the conditional use permit performance requirements in MMC section 17.64.020.
4. The proposal is consistent with the City of Mukilteo Comprehensive Plan and the Mukilteo Municipal Code.
5. The proposal is SEPA exempt per WAC 197-11-800(1)(d) and (12)(a).
6. All public noticing requirements have been met.
7. Other than the CUP approval by the Hearing Examiner, the only permit required for this proposal is a building permit.
8. According to the laws governing these types of applications, if the criteria contained within the code are met, thus demonstrating compatibility, then the application must be approved.

STAFF RECOMMENDATION

Based on the application, conclusions and findings of the staff report, staff recommends **APPROVAL** of the Conditional Use Permit (CUP-2019-001) for the construction of a new 1,924 square foot storage building located at 10801 Harbour Pointe Boulevard in the Multi-family Residential (MR) zone subject to the following conditions:

1. The storage building shall be constructed in substantial conformance with the approved Site Plan dated August 28, 2019.
2. Prior to issuance of a building permit, a Land Use Binder of the Hearing Examiner's decision and conditions shall be recorded with the Snohomish County Auditor before permits are issued.
3. All contractors and subcontractors working on the project described herein shall obtain a business license from the City before initiation of any site work.
4. 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.
5. The applicant shall comply with all other applicable rules, regulations and ordinances.

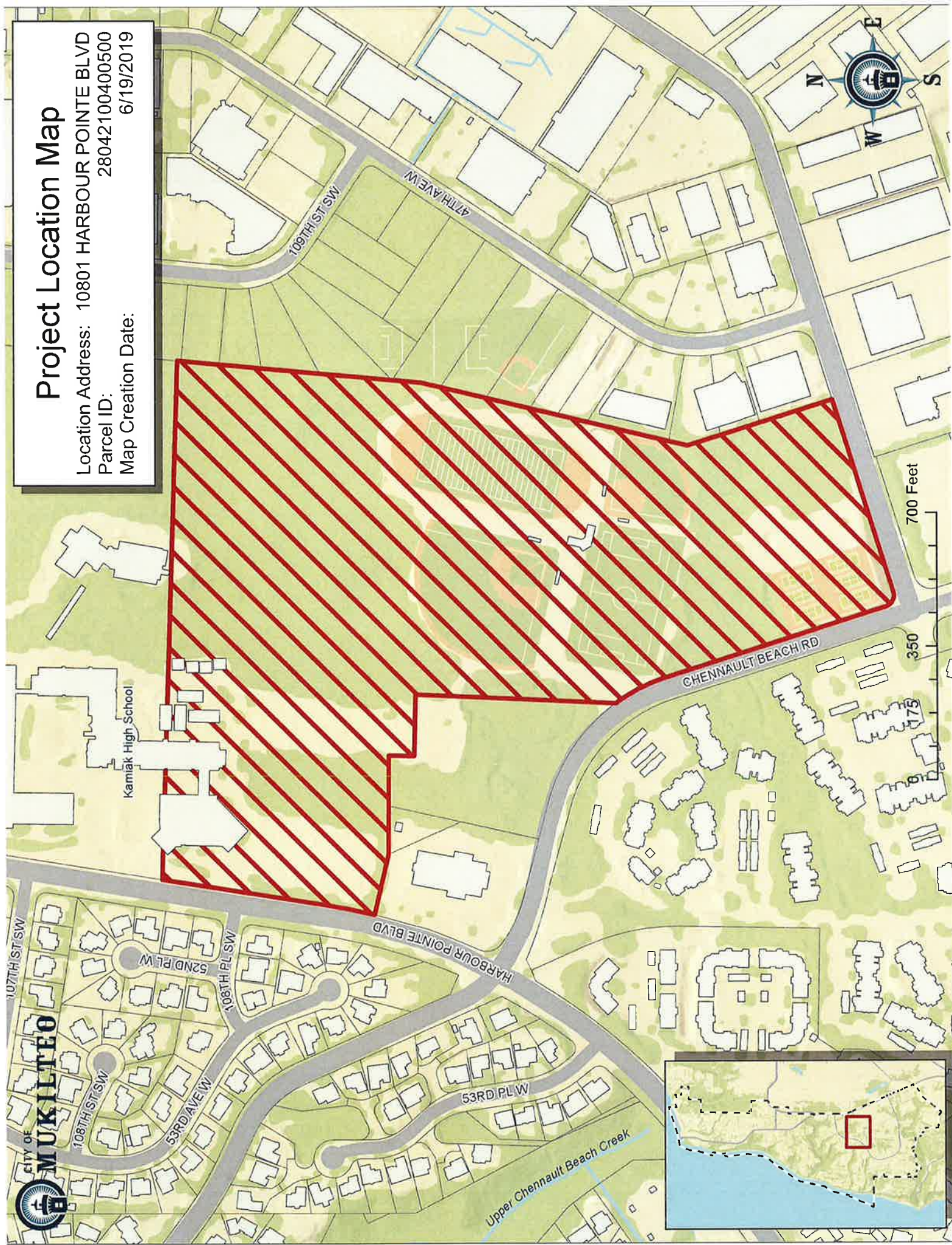
EXHIBITS

EXHIBIT 'A'	LOCATION MAP
EXHIBIT 'B'	AERIAL MAP
EXHIBIT 'C'	ZONING MAP
EXHIBIT 'D'	APPLICATIONS
EXHIBIT 'E'	SITE PLAN
EXHIBIT 'F'	EXISTING SITE CONDITIONS
EXHIBIT 'G'	BUILDING ELEVATION
EXHIBIT 'H'	PROJECT NARRATIVE FOR CONDITIONAL USE PERMIT
EXHIBIT 'I'	LETTER OF COMPLETE APPLICATION
EXHIBIT 'J'	NOTICE OF APPLICATION
EXHIBIT 'K'	AGENCY COMMENTS
EXHIBIT 'L'	AFFIDAVITS OF PUBLICATION

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Project Location Map

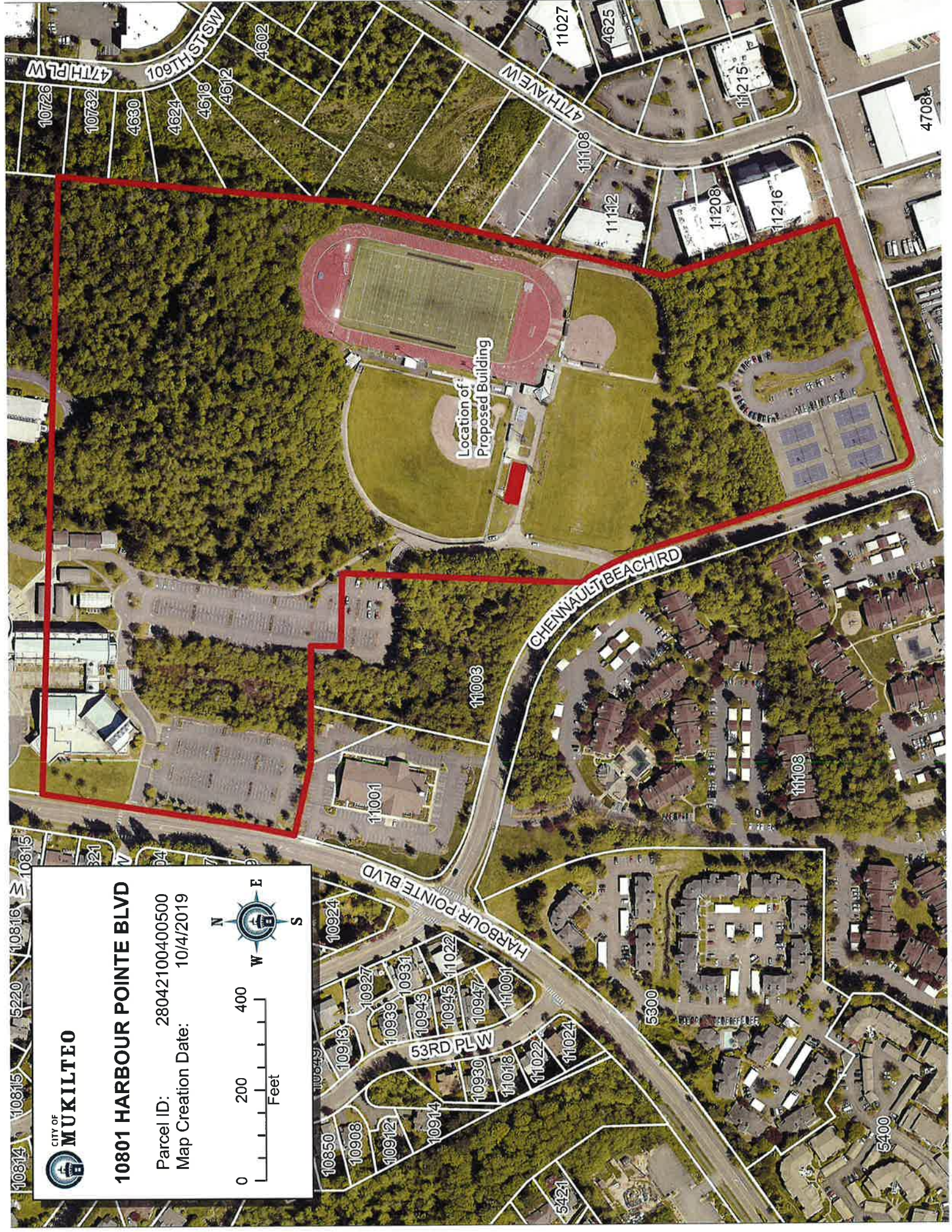
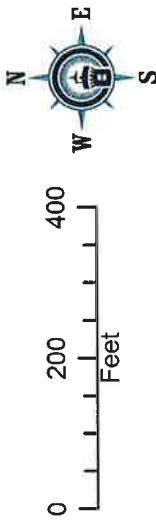
Location Address: 10801 HARBOUR POINTE BLVD
Parcel ID: 28042100400500
Map Creation Date: 6/19/2019





10801 HARBOUR POINTE BLVD

Parcel ID: 28042100400500
Map Creation Date: 10/4/2019












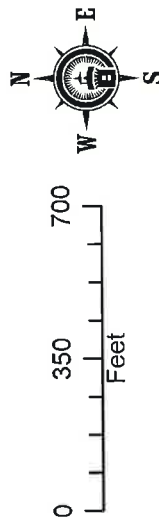


10801 HARBOUR POINTE BLVD

Parcel ID: 28042100400500
Map Creation Date: 8/22/2019

Zoning Districts

-  RD 8.4 Single-Family Residential
-  RD 7.2 Single-Family Residential
-  MR Multi-Family Residential - 22 dwelling units/acre
-  CB(S) Community Business South
-  PCB(S) Planned Community Business South
-  IP Industrial Park
-  LI Light Industrial
-  HI Heavy Industrial
-  OS Open Space





Land Use Permit Application

RECEIVED
CITY OF MUKILTEO

PPR # _____
SEPA # _____
Misc # _____

Applicant: Brent Planning Solutions, LLC Owner: Mukilteo School District No. 6
Address: Attn.: Laura Brent, AICP Address: Attn: Karen Mooseker, Exec. Dir.
PO Box 1586, Mukilteo, WA 98275 8925 Kasch Park Rd, Everett 98204
Phone: 425.971.6409 Phone: 425.356.1330
Email: lbrent@brentplanningsolutions.com Email: MoosekerKW@mukilteo.wednet.edu

Project Address: Kamiak High School, 10801 Harbour Pointe Blvd., Mukilteo, WA 98275

Legal Description of Property: SEC 21 TWP 28 RGE 04TH PTN SE1/4 TGW LOTS 32,33,34 & PTN OF LOT 22 OF PUGET ACRES NO 2 ALL LY ELY OF HARBOUR POINTE BLVD NELY OF CHENAULT BCH ACCESS RD NLY OF CHENAULT BCH RD & WLY OF HARBOUR POINTE SECTOR7 EXC TH PTN LY SLY & WLY OF FDL - COM NE COR SD SEC TH N88*50 06W ALG N LN SEC 1250FT TH S29*20 06E 350FT TH S02*0954W 1510FT TH N87*50 06W 1070FT TH S02*09 54W 1407.26FT TH N87*50 05W 260.79FT TH N76*24 10W 146.24FT TO INT CO RD MGN & TPB SD LN DESC TH S76*24 10E146.24FT TH S87*50 05E 260.79FT TH S02*09 54W 52.74FT TO CONC MON THS87*50 06E 168FT TH S02*09 54W 539.49FT TO INT CO RD MGN & TERM SD LN DESC

Parcel No. #: 28042100400500

Key Contact Person: Laura Brent/Brent Planning Solutions Phone: 425.971.6409
Fax: (email: lbrent@brentplanningsolutions.com)

Project Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input checked="" type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: School (Kamiak High) Proposed Use: School (Addition - Storage Building)
Total Site Area: 37.95 acres Landscaping Area: (No changes in landscaping areas)
76'x24' = 1,824GSF + 100GSF canopy =
Building Foot Print Area: 1,924 GSF Water District: Mukilteo Water and Wastewater District
Lot Coverage: _____ Sewer District: Mukilteo Water and Wastewater District
Parking Provided: (Not Applicable) # of Proposed Units: (Not Applicable)
Building Height: 12'8" Comp Plan Designation: Industrial & Multi-Family
Residential High Density
Gross Floor Area by Uses: (Not Applicable) Zoning: Heavy Industrial, Multi-Family Residential
22 du/ac, Planned Residential Development Overlay
(HI, MR, PRD Overlay)

Pre-application Meeting Held: (Y/N; date) Yes: A meeting was held with the City on February 21, 2019.

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

Applicant/Authorized Agent Signature

Date


Owners Signature

4.26.19
Date



11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000

RECEIVED
APR 29 2013
CITY OF MUKILTEO

Conditional Use Permit Supplemental Application Form

Date: _____ Application Number: CP-2019-001

Fee Received: \$ _____ ☐ Cash ☐ Check ☐ Other Receipt #: _____

APPLICANT/OWNER INFORMATION

Applicant: Brent Planning Solutions, LLC
Address: Attn.: Laura Brent, AICP
PO Box 1586, Mukilteo, WA 98275
Phone: 425.971.6409
Email: lbrent@brentplanningsolutions.com

Legal Property
Owner(s): Mukilteo School District No. 6
Address: Attn: Karen Mooseker, Exec. Director
8925 Kasch Park Rd, Everett, WA 98204
Phone: 425.356.1330
Email: MoosekerKW@mukilteo.wednet.edu

Applicant is: ☐ Owner in fee simple ☐ Contract purchaser ☐ Agent for Owner

PRIMARY CONTACT PERSON

Name: Laura Brent/Owner Representative (see above)
Address: _____

Phone:(Home) _____
(Office) _____
(Fax) _____

Date of Present Ownership of Property:
Prior to 1991 CUP for Kamiak High School (SCPDS)
Date of Contract if Now Purchasing Property:
Not applicable.
Please provide a copy of the contact.

PROPERTY/LOT INFORMATION

Legal Description of property (attach): See Attachment A – Legal Description
Assessor's Tax Account Number: #28042100400500
Location/Street Address of Property: Kamiak High School, 10801 Harbour Pointe Blvd., Mukilteo 98275
Zoning District: Heavy Industrial, Multi-Family Residential 22 du/ac, Planned Residential Development
Overlay (HI, MR, PRD Overlay)
Comprehensive Plan Designation: Industrial & Multi-Family Residential High Density
Lot Area (Square Feet) 37.95 acres (1,653,102 +/- SF)

BUILDING INFORMATION

Area of all Existing Building(s) (Square Feet): _____

Area of all Proposed Building(s) (Square Feet): 1,924

Area of all Proposed Additions: _____

CONDITIONAL USE REQUEST INFORMATION

Cite Code Section for Which Conditional Use is Being Requested: 17.64 Conditional Use and Variance MMC (School Use)

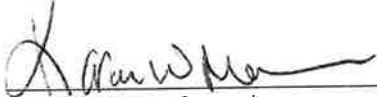
NARRATIVE EXPLANATION OF REQUEST: Please submit a written detailed explanation of the purpose of the request and discuss how the Conditional Use Permit application meets the criteria for approval and the project's relationship to current plans, policies, and regulations. Refer to the Conditional Use Permit brochure for the criteria. See Attachment B – Project Narrative

REQUIRED SIGNATURES

THE INFORMATION GIVEN IS SAID TO BE TRUE UNDER THE PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON.

Applicant/Authorized Agent

Date



Legal Property Owner*

4.26.19

Date

Legal Property Owner*

Date

* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

**Attachment A
Legal Description**

Kamiak High School, 10801 Harbour Pointe Blvd., Mukilteo, WA 98275

Snohomish County Tax Parcel No. Parcel No. #28042100400500

RECEIVED

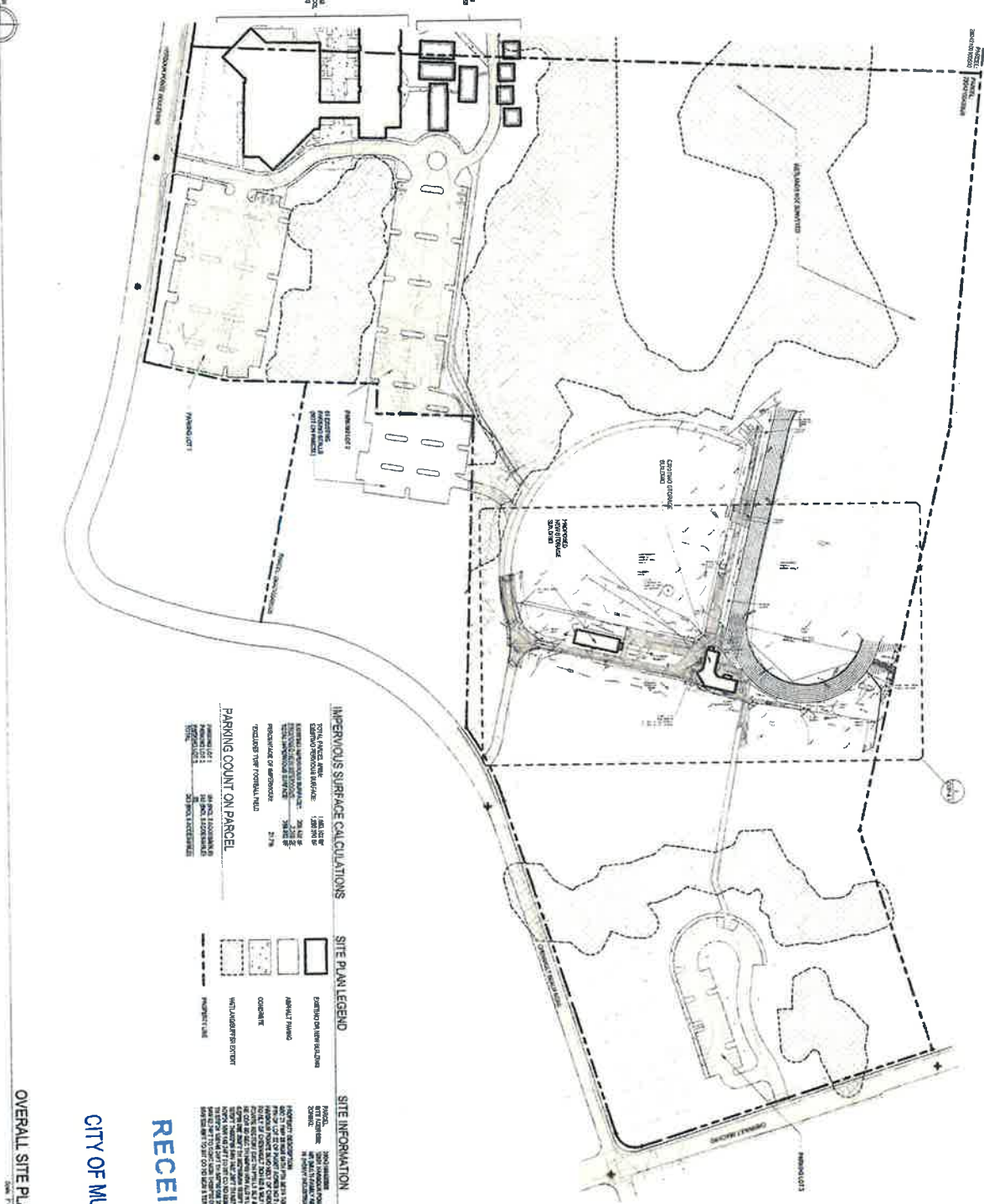
APR 29 2019

Legal Description of Property:

CITY OF MUKILTEO

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CONC MON THS87*50 06E 168FT TH S02*09 54W 539.49FT TO INT CO RD MGN
& TERM SD LN DESC

Source: Snohomish County Assessor, April 2019



INTERIORS SURFACE CALCULATIONS		SITE PLAN LEGEND		SITE INFORMATION	
EXISTING BUILDING	1,200 SQ. FT.	EXISTING BUILDING	EXISTING BUILDING	EXISTING BUILDING	EXISTING BUILDING
NEW BUILDING	2,500 SQ. FT.	NEW BUILDING	NEW BUILDING	NEW BUILDING	NEW BUILDING
PARKING LOT	1,500 SQ. FT.	PARKING LOT	PARKING LOT	PARKING LOT	PARKING LOT
LANDSCAPE	1,000 SQ. FT.	LANDSCAPE	LANDSCAPE	LANDSCAPE	LANDSCAPE
WATER	1,000 SQ. FT.	WATER	WATER	WATER	WATER
ROAD	1,000 SQ. FT.	ROAD	ROAD	ROAD	ROAD
WALKWAY	1,000 SQ. FT.	WALKWAY	WALKWAY	WALKWAY	WALKWAY
BIKEWAY	1,000 SQ. FT.	BIKEWAY	BIKEWAY	BIKEWAY	BIKEWAY
PLAY AREA	1,000 SQ. FT.	PLAY AREA	PLAY AREA	PLAY AREA	PLAY AREA
SPORTS FIELD	1,000 SQ. FT.	SPORTS FIELD	SPORTS FIELD	SPORTS FIELD	SPORTS FIELD
OTHER	1,000 SQ. FT.	OTHER	OTHER	OTHER	OTHER

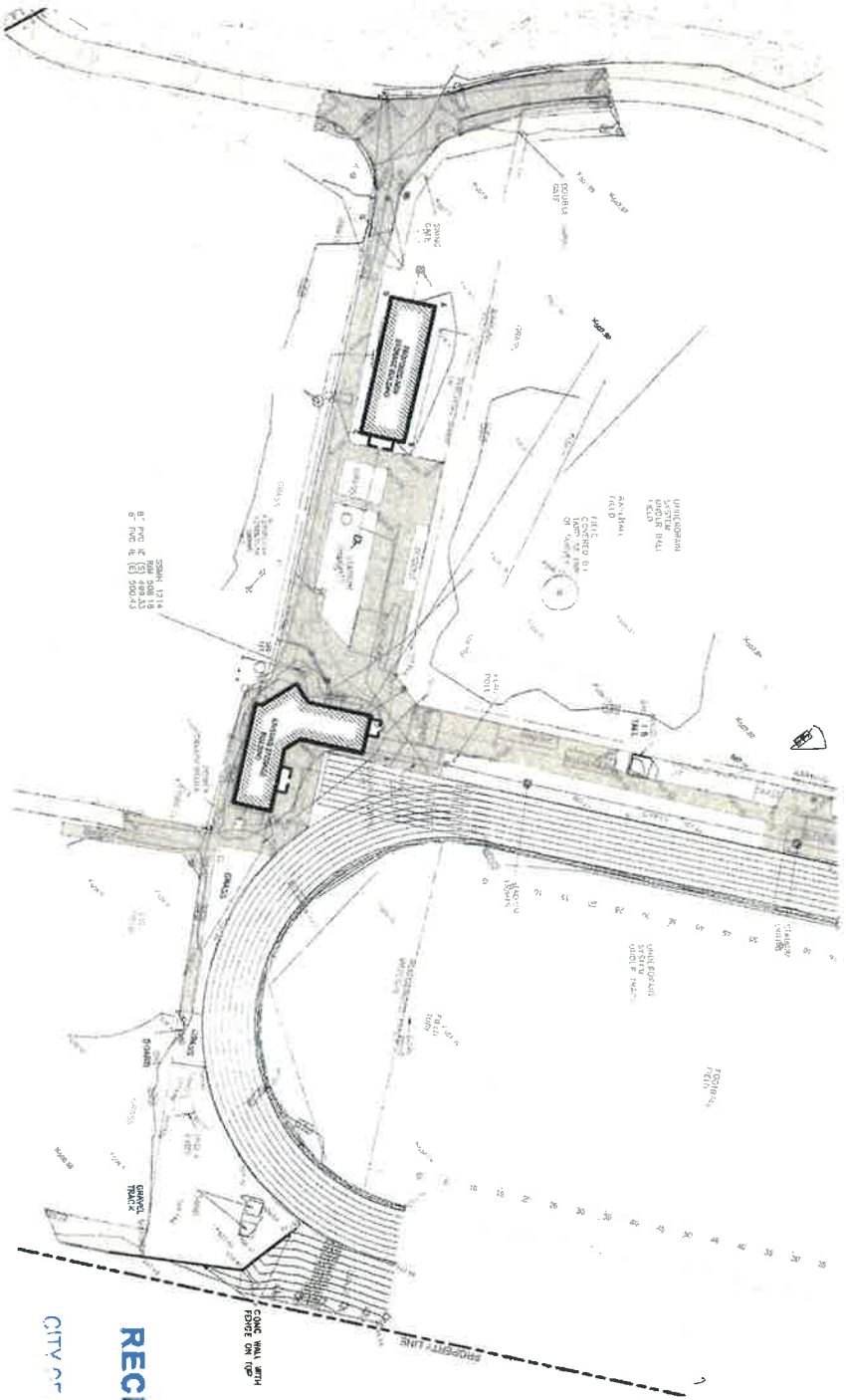
OVERALL SITE PLAN

1

2014-01-14

2014-01-14

2014-01-14



ENLARGED SITE PLAN
T-302



CUP-4.1

ORIGINAL SCALE: 1" = 40'
DATE: 11/11/11
BY: [signature]

UNIVERSITY CENTER
UNIVERSITY CENTER BUILDING
UNIVERSITY CENTER PARKING LOT
UNIVERSITY CENTER DRIVE

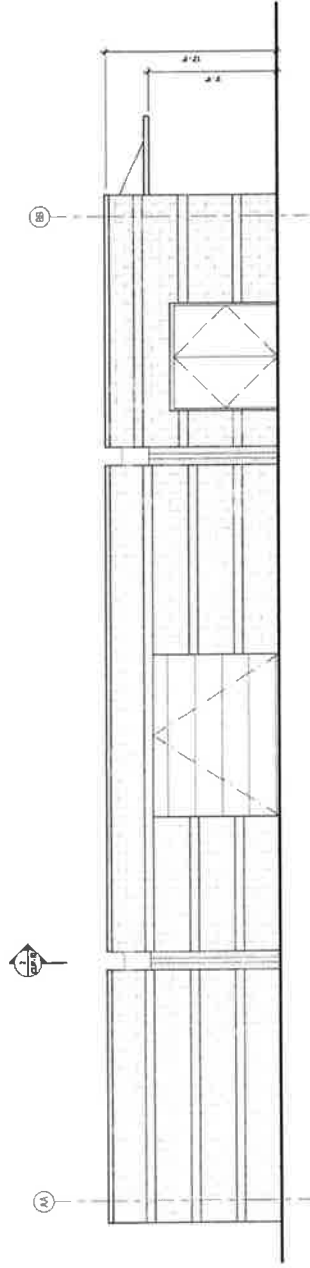
UNIVERSITY CENTER
UNIVERSITY CENTER BUILDING
UNIVERSITY CENTER PARKING LOT
UNIVERSITY CENTER DRIVE

UNIVERSITY CENTER
UNIVERSITY CENTER BUILDING
UNIVERSITY CENTER PARKING LOT
UNIVERSITY CENTER DRIVE

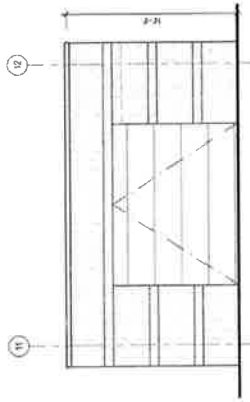
UNIVERSITY CENTER
UNIVERSITY CENTER BUILDING
UNIVERSITY CENTER PARKING LOT
UNIVERSITY CENTER DRIVE

Existing Site Condition

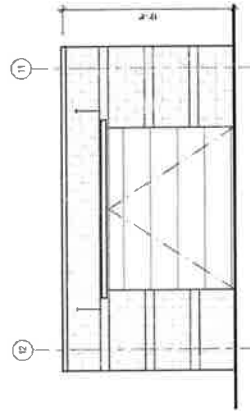




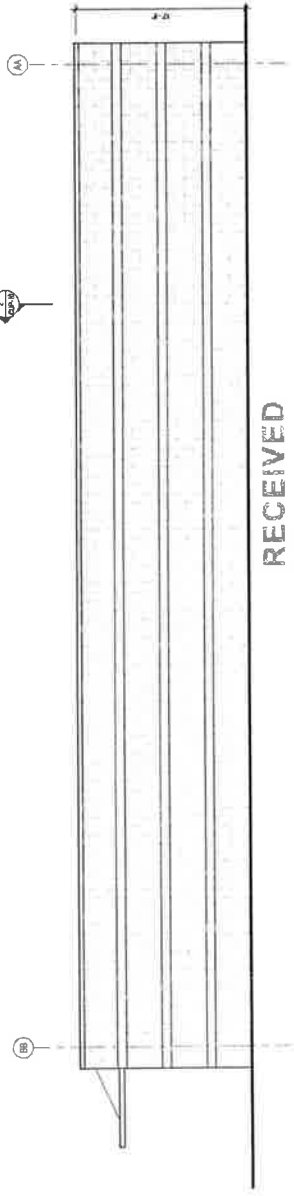
STORAGE SHED SOUTH
 Scale: 1/8" = 1'-0"



STORAGE SHED WEST
 Scale: 1/8" = 1'-0"



STORAGE SHED EAST
 Scale: 1/8" = 1'-0"



STORAGE SHED NORTH
 Scale: 1/8" = 1'-0"

RECEIVED

CITY OF MI TEO

Attachment B Project Narrative

RECEIVED

APR 29 2019

CITY OF MUKILTEO

The 2014 voter-approved Mukilteo School District Capital Bond included \$1.3M for an improvement at Kamiak High School for athletic team support. The project includes a new building (Kamiak High School Storage Building), roughly 1,924 square feet (SF), to provide more accessible and efficient storage for field and team equipment. The Storage Building would have electricity, but would not be heated as it would not be an occupied space.

While not part of the CUP request, there are other improvements that are part of the bond approval work that are considered Tenant Improvements (TIs). The existing field house building would have some improvements in order to provide the voter-approved functions for team support (athletic training/first aid and support for teams). The area currently used for sports storage would be modified to increase space for storage of student and staff belongings during athletic practices, events or physical education class, and would accommodate small groups of student athletes to be able to get out of the elements to meet while using the field. The other existing area, currently used for grounds equipment, would be modified to allow for athletic training/taping and first aid supplies for use during athletics.

Improvements for pedestrian circulation and seating access would include a small exterior canopy to be added to the existing field house building, which is intended to provide cover for ticket sellers and those who provide supervision at the field entrance during soccer games and other events. Fencing would be modified to improve circulation and access for emergency vehicles to the field.

The proposal is in compliance with the City of Mukilteo's performance regulations for Conditional Uses (MMC 17.64.020 Performance regulations). See detailed responses of the District to the City's criteria below (*in italics*):

The uses set out in the Permitted Use Matrix contained in Section 17.16.040 shall comply with the following standards and regulations in order to qualify for a conditional use permit:

A. All conditional uses must be in accordance with the goals and objectives of the comprehensive plan and they must not violate the purpose of the district in which they will locate.

Kamiak High School and the sports fields were originally located within Snohomish County and approved through a 1992 Conditional Use Decision of the Snohomish County Hearing Examiner. The Snohomish County Hearing Examiner Decision (ZA #9103146) includes specific information pertinent to the athletic sports field ("football field/track field"):

17. *The applicant proposes the development of a high school and its associated grounds (Kamiak High School) in the west central and southern portions of the site, and proposes the development of a middle school (Harbour Pointe Middle School) in the northern portion of the site:*

- E. *The outdoor athletic facilities proposed for the high school facility are located in the southern portion of the site across a wetlands area from the central high school structural complex. The southern portion of the site will accommodate a football field/track field, baseball and softball fields, a soccer field, six tennis courts, and a parking area provided access directly from Chennault Beach Road SW on the property's southern boundary. A small accessory building is proposed in the center of the southern sports complex.*

Since annexation into the City of Mukilteo (City) there have been additional permits approved associated with the fields' use. G2001-23 Kamiak Field Renovation records a grading permit that was approved for renovation of the field and track at Kamiak. The proposal was described as: Restoration of the football/soccer field and track. The project includes the replacement of the existing turf with synthetic turf, resurfacing of the existing track and installation of perimeter fencing. SEPA 2001-09 was conducted as an Addendum to the Mitigated Determination of Nonsignificance for Harbour Pointe Middle School and Kamiak High School. (Project Decision: June 14, 2001).

2011 Scoreboards Permit: Within the City records a permit was approved for replacement of the scoreboards via a Sign Permit, March 11, 2011. June 30, 2012 an additional sign permit allowed a scoreboard replacement. There was nothing within the record that addressed any land use impacts of the athletic sports fields.

The proposed athletic storage building would be placed adjacent to the baseball fields and the existing asphalt path. Both the use and placement is consistent with the approved CUP as an accessory use to the field.

*The Mukilteo City Council adopted an updated Comprehensive Plan on October 5, 2015 and amended the plan on June 4, 2018. The Mukilteo School District inventory of facilities is included within the City's Comprehensive Plan under Capital Facilities. As stated in CF3: **Through site selection and design, opportunities to minimize the impact of capital facilities on the environment, and if possible enhance the natural environment, should be sought.** The placement of the building does not impact the natural environment, but provides an additional resource for the athletic program.*

- B. *It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.*

Kamiak High School and the associated fields have been established CUP (meeting the compatibility criteria) uses at this location since 1992. The placement of the storage building is integrated into the field complex and does not impact nor is it detrimental to adjoining neighbors. Surrounding uses are all associated with the school.

- C. *The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts.*

The proposed storage building does not generate the need for fencing or buffering. It would be located adjacent to field uses and used only for storage. Electricity would be provided to the building, but it would not be occupied.

D. All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district.

The proposed 1,924 square foot building works well at the planned location and would only be 12'8" in height. The building would integrate well into the existing field uses.

E. All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district.

The building has been designed to meet code requirements. The building would not have visual or noise impacts, and overall works well within the approved CUP Site Plan.

F. All conditional uses having a site area in excess of one acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone.

The building does not exceed an acre.

G. All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following:

1. Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography;
2. Sections and elevations of proposed structure;
3. Vicinity map showing property, zoning and access;
4. Provision for sewage disposal, storm drainage and surface runoff.

A full CUP site plan set has been included with the CUP submittal.

H. All conditional uses must comply with the parking regulations in Chapter 17.56.

The building is not an occupied space and would not generate the need for additional parking.

I. In the course of reviewing the conditional use permit application, the city staff may request a recommendation by the planning commission on matters under its permit authority related to the conditional use permit. The matters may include but are not limited to the comprehensive plan or the nature and intent of the zone in which the conditional use permit is requested. (Ord. 1088 § 15 (part), 2003; Ord. 908 § 13 (part), 1997; Ord. 559 § 2, 1986; Ord. 552 § 4, 1986; Ord. 519 § 1 (part), 1985; Ord. 387 (part), 1982)

This request should not generate any additional recommendations outside CUP approval.



DETERMINATION OF COMPLETENESS

Date: June 28, 2019

Primary Contact: Laura Brent
Brent Planning Solutions, LLC
P.O. Box 1586
Mukilteo, WA 98275

Contact Email: lbrent@brentplanningsolutions.com

Contact Number: 425-971-6409

Project Number: CUP-2019-001 10801 Harbour Pointe Boulevard, Mukilteo Washington 98275

This letter is an official notice that the application for a Conditional Use Permit submitted on April 24, 2019, for the construction of a new storage building located at 10801 Harbour Pointe Boulevard, Mukilteo, Washington, is considered:

☒ **COMPLETE as of June 28, 2019**

Complete Applications

Processing and review of a permit application may begin when it is deemed complete. A COMPLETE APPLICATION IS NOT AN APPROVED APPLICATION. A permit application is complete when it meets the submission requirements outlined in the attached to this notice. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

If you have questions, please do not hesitate to contact me at 425.263.8043 or lritter@mukilteowa.gov.

Sincerely,



Linda Ritter
Senior Planner

pc: Project File
Correspondence File

O:\Dev Review\2019\CONDITIONAL USE\CUP-2019-001 10801 Harbour Pointe Blvd\Complete Letter.docx



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application

Mukilteo School District
Conditional Use Permit
10801 Harbour Pointe Boulevard

Mukilteo School District applied for a Conditional Use Permit (CUP) with the City of Mukilteo on April 29, 2019. The application was determined complete on June 28, 2019.

Description of Proposal: Mukilteo School District proposes to construct a new 1,924 s.f. storage building to provide more accessible and efficient storage for field and team equipment. Additional improvements to meet voter-approved bond commitments are proposed to the existing field house under a separate Tenant Improvement (TI) permit. Improvements under the TI include reconfiguring the interior of the building, adding a small exterior canopy, and adjusting the fencing to improve emergency access.

Location of Proposal: Parcel No. 28042100400500, located at 10801 Harbour Pointe Boulevard

Environmental Documents Prepared for the Proposal:

- None required

List of Required Permits:

- Conditional Use Permit
- Any applicable State and Federal Permits

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--|--|
| <input type="checkbox"/> Possession Shores Master Plan | <input checked="" type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo WA 98275. (File No. CUP-2019-001). The public is invited to submit written comments on the project to the Community Development Department at the above address by **4:30 PM on Friday, July 26, 2019.**

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be administratively approved, approved with conditions, or denied. 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 they 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.

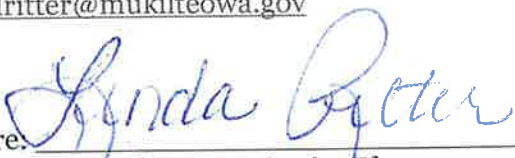
Appeals

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 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).

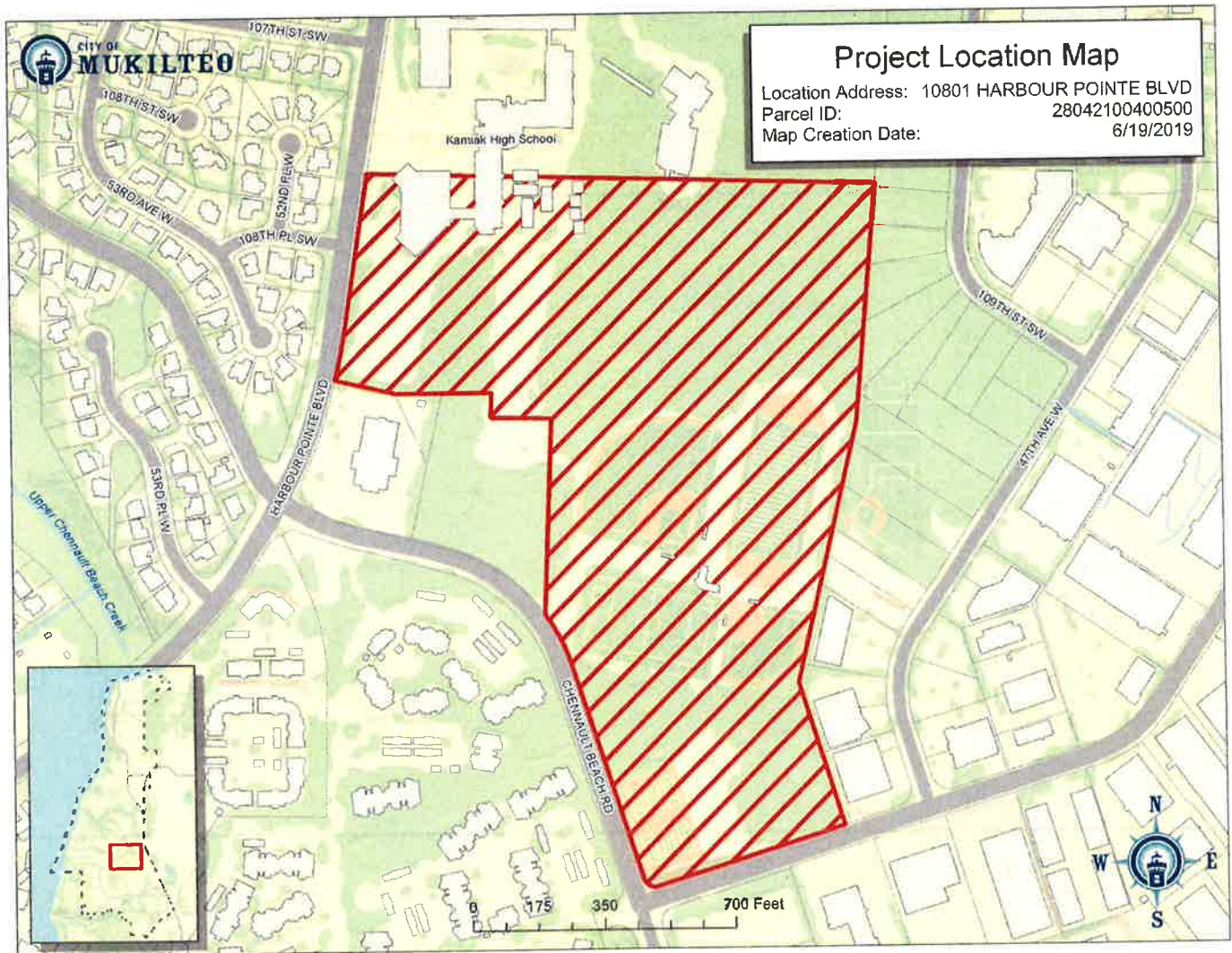
Staff Contact: Linda Ritter, Senior Planner

(425) 263-8043

Email: lritter@mukilteowa.gov

Signature: 
Linda Ritter, Senior Planner

Date: _____



Location Map

Date Issued: Friday, July 12, 2019

Date Advertised: Friday, July 12, 2019

End Comment Period: Friday, July 26, 2019

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Assistants (2)

Property File
 Property Owners (300')

O:\Dev Review\2019\CONDITIONAL USE\CUP-2019-001 10801 Harbour Pointe Blvd\NOA.docx



Providing quality water, power and service at a competitive price that our customers value

June 23, 2019

Linda Ritter
City of Mukilteo
11930 Cyrus Way
Mukilteo, WA 98275

RECEIVED

JUL 25 2019

CITY OF MUKILTEO

Dear Ms. Ritter:

Ref. No.: CUP 2019 001 Mukilteo School District Conditional Use Permit

District DR Number: 19-134

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors. Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer, and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits.

Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 425-783-8272 to contact a Customer Engineer.

Sincerely,

Jason Zyskowski
Senior Manager
Planning, Engineering, & Technical Services

Linda Ritter

From: Amanda Zych <azych@snohd.org>
Sent: Thursday, July 11, 2019 7:46 AM
To: Cheryl Martinis; Linda Ritter; permittech
Cc: Jeff Hutchison
Subject: RE: Request for Comments Notice of Application Mukilteo School District Conditional Use Permit Application - 10801 Harbour Pointe Boulevard - Construct a new 1924 sq. storage building

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

The Snohomish Health District has no objections to this proposal.

Amanda Zych, MS RS | Environmental Health Specialist | Environmental Health Division
3020 Rucker Avenue, Ste 104 | Everett, WA 98201
Desk 425-339-8774 | Cell 425-512-7604



Public Health: Always working for a safer & healthier Snohomish County

NOTICE: All emails and attachments sent to and from the Snohomish Health District are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Jeff Hutchison
Sent: Wednesday, July 10, 2019 9:54 AM
To: Amanda Zych <azych@snohd.org>
Subject: FW: Request for Comments Notice of Application Mukilteo School District Conditional Use Permit Application - 10801 Harbour Pointe Boulevard - Construct a new 1924 sq. storage building

Amanda,

Please comment.

Thanks.

Jeff Hutchison, R.S. | Environmental Health Supervisor | Land Use & Safe Environments
3020 Rucker Avenue, Ste 104 | Everett, WA 98201 | jhutchison@snohd.org
Direct 425-339-8763 | Environmental Health Main 425-339-5250



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From: Bruce Straughn

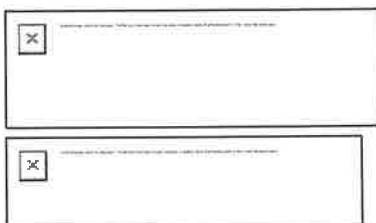
Sent: Wednesday, July 10, 2019 7:32 AM

To: Jeff Hutchison <jhutchison@snohd.org>

Subject: Fwd: Request for Comments Notice of Application Mukilteo School District Conditional Use Permit Application - 10801 Harbour Pointe Boulevard - Construct a new 1924 sq. storage building

Sent from my iPhone

Bruce A Straughn, RS | Acting Director | Environmental Health Division
3020 Rucker Avenue, Ste 104 | Everett, WA 98201 | bstraughn@snohd.org
Direct [425-339-8767](tel:425-339-8767) | Environmental Health Main [425-339-5250](tel:425-339-5250)



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Begin forwarded message:

From: Cheryl Martinis <cmartinis@mukilteowa.gov>

Date: July 9, 2019 at 6:54:15 PM CDT

To: Linda Ritter <lritter@mukilteowa.gov>

Cc: permittech <permittech@mukilteowa.gov>

Subject: Request for Comments Notice of Application Mukilteo School District Conditional Use Permit Application - 10801 Harbour Pointe Boulevard - Construct a new 1924 sq. storage building

REQUEST FOR COMMENTS

File No.: CUP-2019-001

Proponent: Mukilteo School District

Location: 10801 Harbour Pointe Boulevard

Project Description:

Mukilteo School District proposes to construct a new 1,924 s.f. storage building to provide more accessible and efficient storage for field and team equipment. Additional improvements to meet voter-approved bond commitments are proposed to the existing field house under a separate Tenant Improvement (TI) permit. Improvements under the TI include reconfiguring the interior of the building, adding a small exterior canopy, and adjusting the fencing to improve emergency access.

Attached please find the following documents for the project:

- Request for Comment
- Notice of Application
- Land Use Permit Application
- Supplemental Application
- Legal Description
- Site plan

Please review this project as it relates to your area of concern and return your comments in writing either by mail or e-mail by **Friday, July 26, 2019** to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275, LRitter@mukilteowa.gov

If you have any questions, please call Linda Ritter 425-263-8043.

Please let us know if there is a different e-mail address for this type of notice.

Cheryl Martinis
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8064
cmartinis@mukilteowa.gov
permittech@mukilteowa.gov

FILE NO.: CUP-2019-001

PROPONENT: Mukilteo School District

PROJECT NAME: Mukilteo School District Conditional Use Permit

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
	DNS ()	X	Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application		Vicinity Map
X	Narrative Statement(s)	X	Other: Building Elevations

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Friday, July 26, 2019 to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


Linda Ritter
Senior Planner


7-9-19
Date

RESPONSE SECTION:

 Comments Attached

 No Comments

COMMENTS: _____


Signature

7/10/19
Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES **NO**

RECEIVED

JUL 10 2019

Cheryl Martinis

CITY OF MUKILTEO

RECEIVED

JUL 09 2019

CITY OF MUKILTEO

From: Esparza, Elbert <Elbert.Esparza@co.snohomish.wa.us>
Sent: Wednesday, July 10, 2019 7:20 AM
To: Cheryl Martinis
Subject: RE: Request for Comments Notice of Application Mukilteo School District Conditional Use Permit Application - 10801 Harbour Pointe Boulevard - Construct a new 1924 sq. storage building

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

After reviewing the packet of proposed changes, Snohomish County finds there will be not impact to County Roads.

Elbert H. Esparza Jr.
Associate Land Development Analyst



Snohomish County
Department of Public Works
3000 Rockefeller Ave M/S 607
Everett, WA 98201
Phone: 425-388-3184
FAX: (425) 388-6494
Email: Elbert.Esparza@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Cheryl Martinis [mailto:cmartinis@mukilteowa.gov]
Sent: Tuesday, July 9, 2019 4:54 PM
To: Linda Ritter <lrutter@mukilteowa.gov>
Cc: permittech <permittech@mukilteowa.gov>
Subject: Request for Comments Notice of Application Mukilteo School District Conditional Use Permit Application - 10801 Harbour Pointe Boulevard - Construct a new 1924 sq. storage building

REQUEST FOR COMMENTS

File No.: CUP-2019-001

Proponent: Mukilteo School District

Location: 10801 Harbour Pointe Boulevard

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RECEIVED

JUL 11 2019

CITY OF MUKILTEO

Cheryl Martinis

From: Amanda Zych <azych@snohd.org>
Sent: Thursday, July 11, 2019 7:46 AM
To: Cheryl Martinis; Linda Ritter; permittech
Cc: Jeff Hutchison
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Amanda Zych, MS RS | Environmental Health Specialist | Environmental Health Division
3020 Rucker Avenue, Ste 104 | Everett, WA 98201
Desk 425-339-8774 | Cell 425-512-7604



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Amanda,

Please comment.

Thanks.

Jeff Hutchison, R.S. | Environmental Health Supervisor | Land Use & Safe Environments
3020 Rucker Avenue, Ste 104 | Everett, WA 98201 | jhutchison@snohd.org
Direct 425-339-8763 | Environmental Health Main 425-339-5250

voter-approved bond commitments are proposed to the existing field house under a separate Tenant Improvement (TI) permit. Improvements under the TI include reconfiguring the interior of the building, adding a small exterior canopy, and adjusting the fencing to improve emergency access.

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- Supplemental Application
- Legal Description
- Site plan

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If you have any questions, please call Linda Ritter 425-263-8043.

Please let us know if there is a different e-mail address for this type of notice.

Cheryl Martinis
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8064
cmartinis@mukilteowa.gov
permittech@mukilteowa.gov

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH865119 CONDITIONAL USE PERM as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/12/2019 and ending on 07/12/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$79.64.

Dicy Sheppard

Subscribed and sworn before me on this

12th day of July,
2019.

Diana L. Beaver



Notary Public in and for the State of
Washington.

City Of Mukilteo/Legal ads | 14103318
CHERYL MARTINIS

CITY OF MUKILTEO
11930 Cyrus Way, Mukilteo WA 98275
Notice of Application
Mukilteo School District Conditional Use Permit Application
10801 Harbour Pointe Boulevard
Notice of Application Summary: Mukilteo School District
Conditional Use Permit
Application
Application Date: April 29, 2019
Complete Date: June 28, 2019
Notice of Application Date: Friday, July 12, 2019
End of Comment Period: Friday, July 26, 2019 (4:30 PM)
Project Information: Mukilteo School District proposes to construct a new 1,824 s.f. storage building to provide more accessible and efficient storage for field and team equipment. Additional improvements to meet voter-approved bond commitments are proposed to the existing field house under a separate Tenant Improvement (TI) permit. Improvements under the TI include reconfiguring the interior of the building, adding a small exterior canopy, and adjusting the fencing to improve emergency access.
Public Hearing
There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing.
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 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).
Comments
The public is invited to comment on the project by submitting written comments to the Community Development Department at the above address or to litterer@mukilteowa.gov by 4:30 PM on July 26, 2019. You may also request a copy of the decision once made and obtain information about appeal rights.
To obtain a complete Notice of Application contact the City at (425) 283-8000 or go to our website:
<http://www.mukilteowa.gov/Land-Use-Action-Notices>
Published: July 12, 2019. EDH865119

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, Garrett Jensen, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 12TH day of JULY, 2019 she/he posted a true and correct copy of:

Type of Notice:

Notice of Application Mukilteo School District
Conditional Use Permit Application

Date Issued:

Friday, July 12, 2019

Comments:

Friday, July 26, 2019

at the following posting location for City notices:

- ☒ Location(s) on or near the site

EXECUTED at Mukilteo, Washington this 12TH day of July, 2019.



DECLARANT

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, Cheyl Martins, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 10 day of July, 2019 she/he caused to be posted a true and correct copy of:

Type of Notice:	Notice of Application Mukilteo School District Conditional Use Permit Application
Date Issued:	Friday, July 12, 2019
Comments:	Friday, July 26, 2019

at the following posting locations for City notices:


Rosehill Community Center
304 Lincoln Avenue

United States Post Office
8050 Mukilteo Speedway

Harbour Pointe Shopping Centre
11700 Mukilteo Speedway

Mukilteo City Hall
11930 Cyrus Way

EXECUTED at Mukilteo, Washington this 10 day of July, 2019.



DECLARANT

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF MAILING

I, Cheryl Martins, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 10 day of July, 2019 she/he e-mailed or mailed a true and correct copy of:

Type of Notice:	Notice of Application Mukilteo School District Conditional Use Permit Application
Date Issued:	Friday, July 12, 2019
Comments:	Friday, July 26, 2019

to the applicant/contact(s), each property owner, and interested party whose name and address appear on the attached list, by first class mail.

EXECUTED at Mukilteo, Washington this 10 day of July, 2019



DECLARANT