



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

Notice of Application

for 61st Place Retaining Wall
located near the intersection of 61st Place
West and 91st Place SW

Randall Roberts, on the behalf of **City of Mukilteo**, applied for a Project Permit with the City of Mukilteo on **January 17, 2019**. The application was deemed complete on **February 14, 2019**. (File No. PPR-2019-002).

Description of Proposal: Repair and reinforce an existing 90-foot-long soldier pile retaining wall and roadway with associated grading, landscaping, and street improvements. The retaining wall will be extended by an additional 30-40 feet at each end. This project will also repair a segment of the existing roadway that has failed adjacent to the existing wall and install surface and subsurface stormwater management systems.

To strengthen the existing wall, tie-back anchors and walkers will be installed at the face of the wall and will extend under the roadway and uphill slope to an appropriate bonded length of approximately 55 feet. Additionally, subsurface drains will extend under the roadway and uphill slope to an approximate length of 80 feet to 120 feet. These subsurface anchors and drains will require a permanent subsurface slope easement from two (2) uphill property owners. A wetland was identified downslope of the retaining wall and was classified as a Category III, with a 60 foot wide buffer width. Any disturbed vegetated areas will be restored.

Location of Proposal: Near the intersection of 61st Place West and 91st Place SW, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Randall Roberts dated January 14, 2019
- Biological Evaluation prepared by Northwest Environmental Consulting, LLC dated May 2018
- NEPA Determination of Categorical Exclusion prepared by Northwest Environmental Consulting, LLC dated August 1, 2018
- Wetland Determination prepared by Northwest Environmental Consulting, LLC dated May 24, 2016
- Stabilization Alternatives Feasibility and Evaluation prepared by GeoDesign dated April 27, 2018
- Mukilteo 61st Place Retaining Wall Critical Areas Report prepared by Northwest Environmental Consulting, LLC dated August 2018
- Stormwater Report 61st Place West Retaining Wall Project prepared by Tuttle Engineering dated July 12, 2018

List of Required Permits:

- Project Permit
- Building
- Engineering
- Any State and Federal Permits if applicable

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 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

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. The public is invited to comment on the project by submitting written comments to the Community Development Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application (NOA) Issued: Monday, March 4, 2019

End of Comment (NOA) Period: Monday, March 18, 2019

You may request receiving notice of and participate in any hearings (if applicable), request a copy of the decision once made, and be informed of appeal rights. 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.

Public Hearing

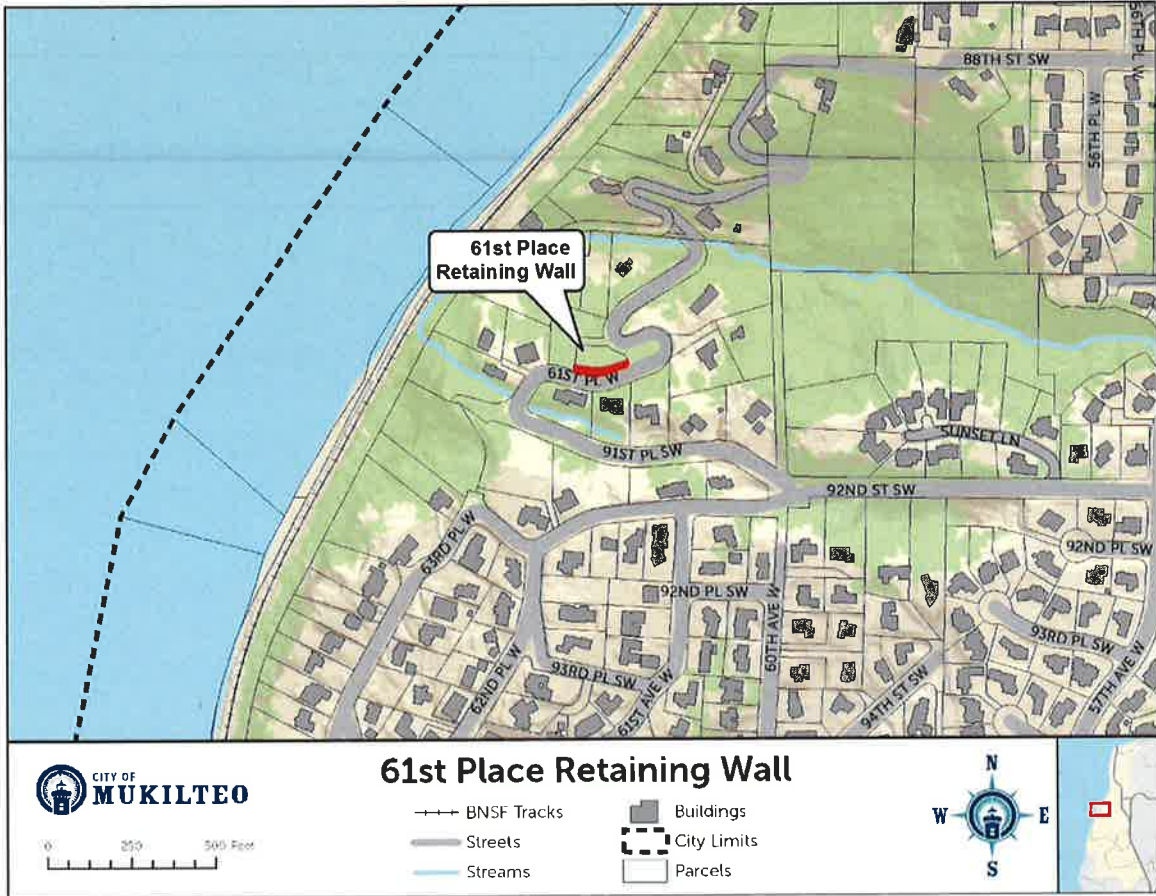
There will not be a public hearing conducted on this project.

Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may appeal the administrative decision. A party of record is the applicant and/or any person who submitted written comments concerning the application.

Contact Person: Linda Ritter, Senior Planner (425) 263-8043

Signature:  Date: 2/27/19
 Linda Ritter, Senior Planner



Location Map

Date Issued: Monday, March 4, 2019
Date Advertised: Monday, March 4, 2019
End Comment Period: Monday, March 18, 2019

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Supervisor
 Permit Services Assistants (2)

Property File
 Property Owners (300')