



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

Notice of Application and Optional SEPA Notice

Harbour Reach Corridor Project

(Between Beverly Park Road and
Harbour Pointe Boulevard SW)

Randall Roberts, on the behalf of City of Mukilteo, applied for a Project Permit with the City of Mukilteo on January 24, 2019. The application became complete on February 14, 2019.

Description of Proposal: Construction of a new roadway, approximately $\frac{3}{4}$ of a mile in length, connecting Beverly Park Road to Harbour Pointe Boulevard SW. The new roadway will provide a parallel north-south alternative to State Route 525 and will consist of a two lanes with bicycle and pedestrian facilities and associated grading and landscaping.

The proposed roadway will cross a ravine. A 13 foot-wide culvert will be added to South Fork Picnic Point Creek. Temporary impacts to wetlands and wetland/stream buffers will be restored. Permanent wetland impacts will be mitigated within the project area on another wetland. The U.S. Army Corps of Engineers has authorized the stream and wetland impacts through the Nationwide Permit 14. Coordination with the Washington Department of Fish and Wildlife and the Tulalip Tribes has been conducted during the project design. Permanent stream buffer impacts are proposed to be compensated through a fee in lieu payment in accordance with the City's Critical Areas Mitigation Program.

Location of Proposal: Between Beverly Park Road and Harbour Pointe Boulevard SW, Mukilteo, Washington. (See attached map.)

Optional DNS Process to be Used:

The City's State Environmental Policy Act (SEPA) responsible official has a reasonable basis for determining that significant adverse impacts are unlikely and/or can be mitigated, and expects to issue a Mitigated Determination of Non-Significance (MDNS). Therefore, the optional DNS process pursuant to Washington Administrative Code 197-11-355 and Mukilteo Municipal Code (MMC) section 17.84.105 is being used. **This may be the only opportunity to comment on the environmental impacts of the proposal.** Project approval may include mitigation measures under MMC Chapter 13.12 – Drainage Management and MMC Chapter 17.52 – Critical Areas Regulations, 17.52B – Wetland Regulations and 17.52C - Fish and Wildlife Habitat Conservation Areas (Outside Shoreline Jurisdiction). Also, the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Amy Summe dated January 2019
- Geotechnical Engineering Report Harbour Reach Corridor Project prepared by Shannon & Wilson, Inc. dated December 18, 2018
- Wetland/Stream Delineation Report prepared by Shannon & Wilson, Inc. dated January 11, 2017
- Wetland and Stream Mitigation Report prepared by Shannon & Wilson, Inc. dated January 15, 2019

- Harbour Reach Drive Extension Final Drainage Report prepared by Perteet dated December 2018

List of Required Permits:

- Building
- Engineering
- Project Permit
- 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 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) | |

Mitigation Measures Being Considered

Measures being considered to mitigate environmental impacts if a MDNS is issued include:

1. The applicant shall comply with to the Wetland and Stream Mitigation Plan prepared by Shannon & Wilson, Inc. dated January 15, 2019, for any permanent or temporary impacts to the wetlands, streams or their associated buffer, unless them mitigation plan otherwise subsequently modified and approved by all applicable regulatory agencies.
2. Mitigation plantings shall be installed in accordance with the approved Wetland and Stream Mitigation Plan, and shall be subject the following:
 - a. The mitigation and/or buffer enhancement site(s) shall be monitored for a minimum of five (5) years. The monitoring period required by the City may be extended an additional two (2) years if the wetland or stream buffer is not performing as expected by the mitigation or enhancement plan. The monitoring reports shall be submitted on August 1st of each year during the monitoring period. Monitoring reports shall follow the recommendations contained in the Department of Ecology's publication "Guidance on Wetland Mitigation in Washington State," Part Two.
 - b. The applicant shall be responsible for ensuring that the reports are prepared, submitted, and any corrections are made as required by the reports or the City.
 - c. Prior to issuance of an engineering permit, all plantings associated with a project permit shall require the submittal of an acceptable maintenance agreement to warrant all required plantings against defects in labor and materials for a period of five (5) years after acceptance of those improvements by the City.
 - d. All plantings shall be maintained in healthy growing condition. A final inspection will be performed at the end of the five-(5) year period and any dead, dying or diseased plant material shall be replaced prior to release from the agreement.
3. Minor modifications of the mitigation plans submitted may be approved by the Community Development Director if the modifications do not change the findings of fact or the conditions of approval.
4. All work within the wetland and streams shall be performed in accordance with the approved U.S. Army Corps of Engineers Nationwide Permit 14 (NWS-2018-0145) terms and conditions.
5. All work shall proceed in accordance with the approved Hydraulic Permit Approval (HPA) issued by the Washington State Department of Fish and Wildlife.
6. Construction, grading, and associated site development shall follow recommendations presented in the geotechnical and stormwater reports prepared for the Harbour Reach Corridor project.

7. The applicant shall comply with all other applicable codes, regulations and requirements.

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. PPR-2019-003). The public is invited to submit written comments on the project to the Community Development Department at the above address **by 4:30 p.m.** on the End of Comment Period date noted below.

Notice of Application Issued: Thursday, February 21, 2019

End of Comment Period: Thursday, March 7, 2019 (4:30PM)

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

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 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: lr Ritter@mukilteowa.gov

Signature: 
Linda Ritter, Senior Planner

Date: 2/19/19



Location Map

Date Issued: Thursday, February 21, 2019
Date Advertised: Thursday, February 21, 2019
End Comment Period: Thursday, March 7, 2019

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Supervisor
 Permit Services Assistants (2)

Property File
 Property Owners (300')