



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

## Notice of Application and Optional SEPA Notice

City of Mukilteo  
Stormwater Decant Facility  
4206 78<sup>th</sup> Street SW

**Matt Nienhuis, Public Works Superintendent**, applied for a Project Permit with the City of Mukilteo on April 17, 2020. The application became complete on May 7, 2020. (PPR 2020-002/ENG 2020-004)

**Description of Proposal:** This is a proposal by the City of Mukilteo to construct a new 5,560 square feet decant station and solids storage area in the public works yard. The proposal includes the construction of a roofing system over these areas to prevent stormwater runoff from the Public Works Shop site from becoming contaminated before it enters the stormwater collection system on site. The project also proposes to construct a new decant settling vault which will be sized to store one day's worth of material cleaned from the City catch basins and sediment ponds. This material will settle overnight and be drained each morning to the City's sanitary sewer system. The proposed cover over the above ground storage areas and the larger settling vault draining to the sanitary sewer instead of the stormwater system will remove a significant amount of pollutants from the downstream waterways.

An environmental review is necessary due to grading quantities being more than 1,000 cubic yards.

**Location of Proposal:** Parcel No. 28041000302100, SEC 10 TWP 28 RGE 04RT-13A) BEG 660FT S OF NE COR NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> TH W 669.74FT TO TPB TH S 660FT TH W 330FT TH N 660FT TH E 330FT TO TPB LESS 20FT RD ON N; otherwise known as 4206 78<sup>th</sup> Street SW

### **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) pursuant to the optional DNS process under Washington Administrative Code 197-11-355 and Mukilteo Municipal Code (MMC) 17.84.105. **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. 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 Matt Nienhuis dated March 30, 2020
- Drainage Report prepared by PACE Engineers, Inc. dated January 2020
- Geotechnical Report prepared by Aspect Consulting, LLC dated May 25, 2018

**List of Required Permits:**

- Engineering
- Project Permit
- Building 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 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"/> Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition)     |  |

**Mitigation Measures Being Considered**

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

1. Construction, grading, and associated site development shall follow recommendations presented in approved stormwater report prepared for the City of Mukilteo Stormwater Decant Facility project.
2. 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 on City’s website at <http://www.mukilteowa.gov/land-use-action-notices> (File No. PPR-2020-002). The public is invited to submit written comments on the project to the Community Development Department by **4:30 PM on Thursday, June 4, 2020**. Due to COVID-19, staff are unable to accept comments in person at this time. Comments must be delivered by mail, personal delivery to the drop box outside City Hall or by email to [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov). City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275.

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

**Email:** [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)

Signature: Linda Ritter  
Linda Ritter, Senior Planner

Date: 5/21/20

### Location Map



**Date Issued:** Thursday, May 21, 2020  
**Date Advertised:** Thursday, May 21, 2020  
**End Comment Period:** Thursday, June 4, 2020

pc: Applicant/Representative  
Reviewing Agencies  
Interested Parties

CDD Director  
Permit Services Coordinator  
Permit Services Assistants (2)

Property File  
Property Owners (300')

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