



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

# NOTICE OF APPLICATION

## 3<sup>rd</sup> and Park Mixed-Use Development

00596900300601  
File Nos. PPR-2023-001 / ENG-2023-001 /  
CAR-2023-002 / COMM-2023-001

**Alison Musch with Dykeman Architects** submitted a land use application on behalf of the **5J Williams Family, LLC** on January 30, 2023. The City of Mukilteo determined the application complete on April 25, 2023.

**Description of Proposal:** This proposal is for the development of a mixed-use (commercial and multi-family residential) development with 14 residential units, rooftop outdoor common area, a parking area and commercial space on the ground floor with associated grading, drainage improvements, landscaping, and street frontage improvements. The subject property is located at 3<sup>rd</sup> and Park and is within the *Downtown Business* Zoning District with a *Commercial – Mixed Use* Land Use Designation.

The current site is vacant with remnants of previous structures and vegetation including shrubs and trees.

**Location of Proposal:** Unaddressed Parcel at 3<sup>rd</sup> and Park in Mukilteo otherwise known as Snohomish County Assessor Parcel No. 00596900300601 and legally described as:

Section 4 Township 28 Range 4 Quarter NE THOMAS ADDITION BLK 003 D-00- PAR 1 PER CITY OF MUK LLA REC UND AFN 201610270134 & AS DEPICTED ON ROS REC UND AFN 201610275001; BEING A PTN OF LOTS 6 & 7 OF EXST PLAT

**Environmental Documents Prepared:** The applicant submitted the following environmental related documents with the permit applications:

- *Geotechnical Engineering Evaluation* prepared by MKhaled M. Shawish, P.E., Nelson Geotechnical Associates, prepared and signed on January 9, 2023.
- *Drainage Report and Stormwater Pollution Prevention Plan* prepared by Greg Guillen, P.E., C&G Engineering, dated January 27, 2023.
- *Traffic Impact Analysis* prepared by Kimley-Horn and Associates, Inc., dated March 2023.

### List of Required Permits:

- Land Use (Project Permit and Critical Area)
- Engineering Permit (Clearing and Grading, Stormwater and Right-of-Way)
- Building Permit(s)
- Any Applicable State and Federal Permits

### State Environmental Policy Act (SEPA)

The City determined that the project is considered Exempt from SEPA based on MMC 17.84.070(B): Flexible thresholds for categorical exemptions: *B. For multifamily residential projects, up to sixty dwelling units.*

### Applicable Policies and Requirements

Staff will review the proposal for consistency with the following policies, standards, and regulations:

- Comprehensive Plan
- Downtown Business District Subarea Plan
- Mukilteo Municipal Code
- International Building Code
- Mukilteo Development Standards
- International Fire Code

**Comment Period**

This application and all supporting documents (File Nos. PPR-2023-001 / ENG-2023-001/ CAR-2023-002 / COMM-2023-001 / ENG-DEV-2023-001 / ENG-DEV-2023-002) are available for public review on the City’s website at <http://www.mukilteowa.gov/land-use-action-notices>, or contact City Hall at (425) 263-8000.

To become a "Party of Record" you must submit written comments concerning the project (excluding persons who have only signed petitions or mechanically produced form letters). Comments must be delivered to the City by email, by mail, by personal delivery to the drop box outside City Hall, or by other arranged method, during normal business hours **by 4:30 PM on Tuesday, May 23, 2023.**

The City will not act on this application until the end of the 14-day public comment period. 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).

**Timeline:**                      Date Issued:                      Tuesday, May 9, 2023  
    Date Advertised:                Tuesday, May 9, 2023  
    End Comment Period:         Tuesday, May 23, 2023

**Staff Contact:**                Sarah Kress, Associate Planner  
    T: (425) 263-8044  
    E: [skress@mukilteowa.gov](mailto:skress@mukilteowa.gov)

Signature:   *Sarah Kress*    
    Sarah Kress, Associate Planner

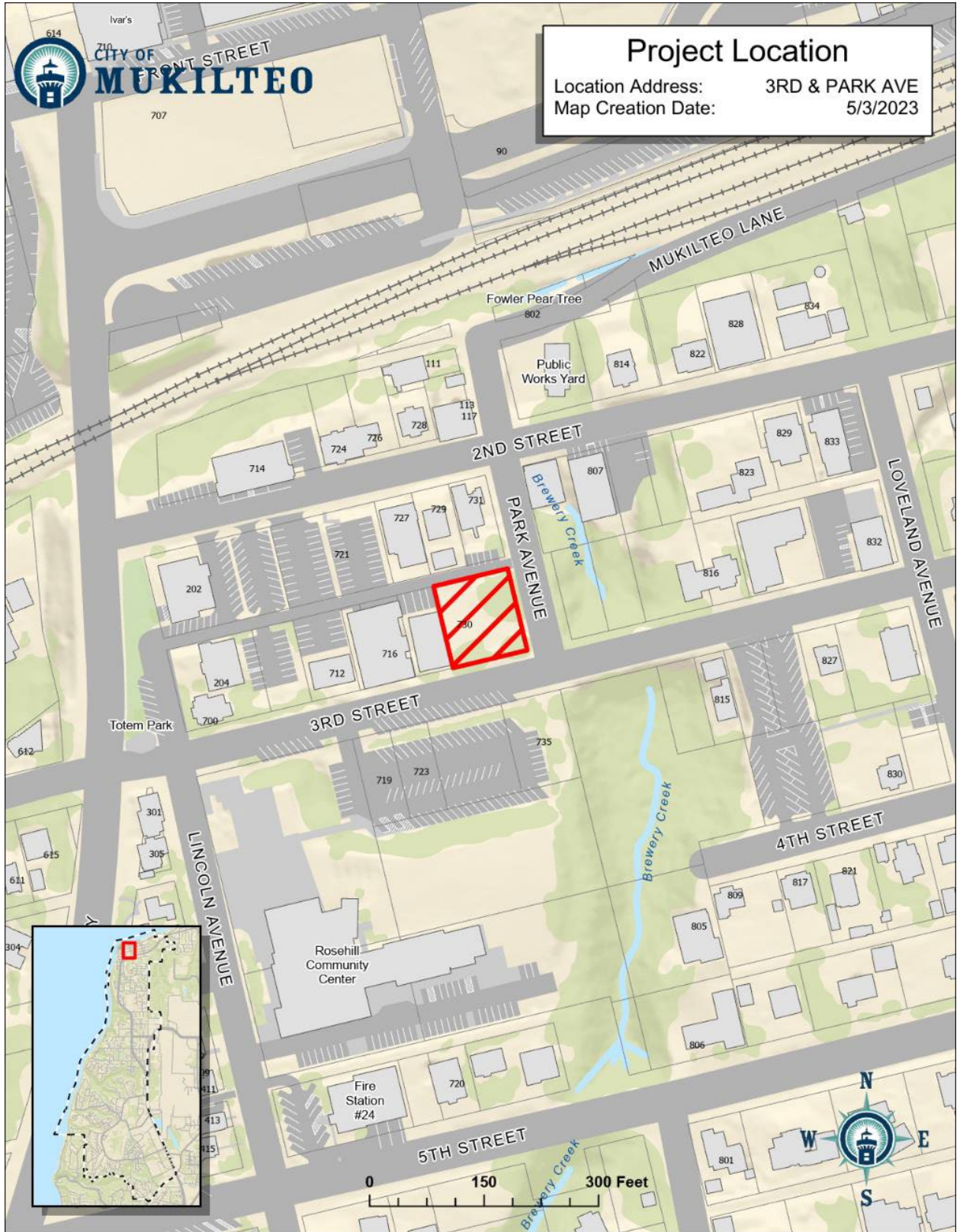
Date:   May 9, 2023  

- Applicant/Representative
- CDD Director
- Reviewing Agencies
- Permit Services Personnel
- Interested Parties
- Project File
- Property Owners (380’)



CITY OF  
**MUKILTEO**

**Project Location**  
 Location Address: 3RD & PARK AVE  
 Map Creation Date: 5/3/2023



**Location Map**