



## NOTICE OF APPLICATION

### Port of Everett Park and Seasonal Outdoor Dining SH-SDP-2022-001 and FL-DEV-2022-001

On March 18, 2022, the Port of Everett submitted permit applications related to the following:

**Notice of Application Summary:** Port of Everett Park and Seasonal Outdoor Dining

**Application Submittal Date:** March 18, 2022

**Complete Date:** March 21, 2022

**Notice of Application Date:** March 21, 2022

**End of Comment Period:** Wednesday, April 20, 2022 (4:30 PM)

#### **Description of Proposal:**

Port of Everett proposal to construct a hardscape park with seasonal outdoor dining on property zoned Downtown Business (DB) District (Snohomish County Parcel No.'s 28040400200100; 28040400203000). The parcels were formerly part of the approach ramp for the former Washington State Ferry Terminal. The Port is partnering with Ivar's to repurpose the parcel with public park space and seasonal outdoor dining space.

The park space will include:

- Above-ground container and permanent planters in the parcel and adjacent Front Street right-of-way, with excavation to a maximum two foot depth. (All proposed excavation is dependent on Washington State Department of Archaeology and Historic Preservation coordination regarding cultural resources.)
- Benches for public seating.
- Low-level and shielded accent lighting with electrical service.
- Decorative metal panels on the existing wall to the west.
- Planters will provide separation between the park and Front Street.

The dining space will include:

- Up to ten (10) outdoor tables and with seasonal outdoor dining seating for up to 40 customers.
- Above-ground container planters combined with perforated metal panel fence (or railing) to provide separation from the public park component of the site.

Improvements across the site include seal coating the existing asphalt surface and adding decorative treatment. The existing WSDOT installed guardrail will remain as-is. No

disturbance is anticipated of the concrete wall abutment or rip-rap along the shoreline. No development will be over water.

Off-street parking to serve the proposed development has yet to be determined, but will be addressed prior to public use of the park and seasonal outdoor dining area.

A shoreline substantial development permit and floodplain development permit are required.

**Location of Proposal:**

700 Block of Front Street. Project is located on the north side of Front Street, on the former approach ramp for the former Washington State Ferry Terminal between Losvar Condominiums and Ivar's restaurant, to include the following Snohomish County Assessor Parcels:

Parcel No: 28040400200100

SEC 04 TWP 28 RGE 04RT-17-18) FR SW COR SEC 33-29-4 RUN S 75\*00 00W 1093FT TH N15\*00 00W 26FT TPB TH S75\*00 00W 70FT TH N15\*00 00W TO GOV MEA LN TH ALG LN TO PT N15\*00 00W FR TPBTH S15\*00 00E TO TPB

Parcel No: 28040400203000

SEC 04 TWP 28 RGE 04RT-63C) W 200FT OF FOLG DESC ALL TIDE- LAND 2ND CLASS IN FRONT OF ADJ TO OR ABUTTING UPON FOLG DESC BAAP ON GOVT MEA LN 21FT M/L SWLY OF NW COR LOT 1 BLK 15 THOMAS ADD TO MUKILTEO

**Environmental Documents Prepared:**

The applicant submitted the following environmental related documents with the permit applications:

- Draft Environmental Checklist (SEPA) prepared by the Port of Everett. Port of Everett will be SEPA lead agency.

The above material(s), including the permit applications, may be reviewed at Mukilteo City Hall (11930 Cyrus Way) during regular business hours.

**List of Required Permits:**

- Shoreline Substantial Development Permit
- Floodplain Development Permit
- Any Applicable State and Federal Permits

**Other permits not included in the application to the extent known by the local government:**

- Commercial-Alteration permit may be required.
- Off-street parking is to be addressed prior to any use of the site. Additional permits may be required depending on how off-street parking is addressed.

**Applicable Policies and Requirements**

Staff has made a preliminary determination that the following policies and development regulations will be used for project mitigation and consistency:

- Comprehensive Plan
- Downtown Business District Subarea Plan
- Mukilteo Municipal Code
- International Building Code (2018 Edition)
- Mukilteo Development Standards
- International Fire Code (2018 Edition)
- Shoreline Master Program

**State Environmental Policy Act (SEPA)**

The Port of Everett is SEPA lead agency in accordance with WAC 197-11-926 and WAC 197-11-928. A Port of Everett SEPA determination is expected to be issued the week of March 21, 2022.

**Public Hearing**

There will not be a Public Hearing for this project.

**Comment Period**

As provided for in MMC section 17B.13.090(B)(5), a thirty (30) calendar day public comment period follows the date of the Notice of Application. The thirty (30) day public comment period was initiated **March 21, 2022**, with the posting of the Notice of Application in a conspicuous manner on the property in accordance with MMC 17B.13.100(A)(2). The thirty (30) calendar day public comment period shall conclude **4:30PM, Wednesday April 20, 2022**.

Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may be informed of appeal rights.

Comments must be delivered to Mukilteo City Hall by email, US mail, personal delivery to the drop box outside City Hall, or by other arranged method, during normal business hours.

This application and supporting documents 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) 463-8000.

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## Location Map



pc: Applicant/Representative  
Reviewing Agencies  
Interested Parties

CDD Director  
Permit Services Personnel  
Project File