



**CITY OF
MUKILTEO**

*Planning and Community
Development Department*

**STATE ENVIRONMENTAL POLICY ACT
Revised Determination of Non-Significance**

Date: December 11, 2019
Lead Agency: City of Mukilteo
Agency Contact: David Osaki City of Mukilteo Community Development Director
11930 Cyrus Way, Mukilteo, WA
Agency File Number: SFR-SEPA-2017-001
Project Name: Zhang Single-Family Residence
Proponent: Fred Baxter, AIA on behalf of Zhang Family LLC

Description of Proposal

The proposal is for single-family dwelling with approximately 10,150 square feet of living space and approximately 1,500 square feet of garage space with associated access, utilities and landscaping. The proposal identified grading quantities of approximately 1,150 cubic yards of cut and fill. The proposed revision is to address a three lot short plat that includes a stormwater adjustment that will apply to the single family dwelling.

Location of Proposal: WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 LOT 45 THAT PART TR 45 LY WLY OF E LN TR 52 EXTENDED ACROSS SD TR THAT PART OF TRT 45 LY ELY OF E LNOF TR 52 EXTENDED ACROSS SD TRT SUBJ TO ESE TO PUD 1; otherwise known as 7908 53rd Ave West, Mukilteo, Washington.

Background

The City of Mukilteo has revised its August 25, 2017 SEPA threshold Determination of Non-Significance (DNS) for the above referenced proposal to address a three lot short plat that includes a stormwater adjustment that will apply to the single family dwelling.

The City of Mukilteo reviewed the following environmental documents in order to evaluate the cumulative environmental impacts of the proposal, as revised:

- Drainage Report prepared by Site Development Services dated June 1, 2017, with final revision dated June 1, 2018
- Civil plan set dated June 1, 2018
- Construction Stormwater Pollution Prevention Plan received June 5, 2018
- Geotechnical Report prepared by Nelson Geotechnical Associates, dated June 16, 2016, with supplements dated February 8, 2017, November 10, 2017 and February 28, 2018.
- Undated Preliminary Soil Management Plan, received August 20, 2017



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- Stream Qualitative Assessment Report dated November 10, 2017
- Applicant's Request for Deviation from Private Road Standards
- Applicant's Request for Adjustment to the Stormwater Minimum Requirements (Minimum Requirement #7)
- Landscaping Plan dated June 8, 2018
- Supplemental SEPA Checklist, November 22, 2019

Findings

This revision has been prepared in consideration of the following:

1. On June 6, 2017, the applicant submitted an application for construction of a 10,150 square foot single family dwelling with approximately 1,500 square feet of garage space on an approximately 3.78 acre lot with associated grading (approx. 1,150 CY cut and fill), driveway access, drainage and other improvements. The application was deemed complete on June 21, 2017.
2. The applicant's single family dwelling building permit site plan/proposal contemplated the eventual submittal of a three lot short plat application, of which the proposed single family dwelling would be part. The single family building permit application identified the configuration for two new single-family lots as a future short plat.
3. Upon review of the stormwater permit application with the single family dwelling, it was determined that, based on the City's adopted 2017 Development Standards and on the 2014 Stormwater Management Manual for Western Washington, the applicant's request for adjustments to both Minimum Requirement #4 and Minimum Requirement #7 were not well supported with the proposed single family dwelling project and, further, could not be vested to a future short plat proposal.
4. On December 4, 2017, the applicant submitted a three lot short plat application that was originally anticipated for the property. The short plat was deemed complete on December 20, 2017 and a Notice of Application issued January 18, 2018. The applicant's proposed single family dwelling would be located on one of the three lots of the short plat. The Engineering Plans (ENG-2017-020) for the short plat address the engineering requirements for both the single family dwelling and for the short plat.
5. An adjustment application processed under the Short Plat application allows on-site runoff to be directed westerly to the BNSF ROW, except that a "base flow" will be directed to the east basin. This is in compliance with the requirements found in Minimum Requirement #4, "Preservation of Natural Drainage Systems and Outfalls", but requires applying an adjustment to Minimum Requirement #7, "Flow Control".



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6. WAC 197-11-800 (6)(d) states,

“(6) **Land use decisions.** The following land use decisions shall be exempt:

...
(d) Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW 58.17.020. This exemption includes binding site plans authorized by RCW 58.17.035 up to the same number of lots allowed by the jurisdiction as a short subdivision.”

The applicant’s short plat proposal is not on lands covered by water. The stream assessment identifies a nearby stream as off-site. The short plat is not a cumulative short plat that exceeds the total number of lots allowed to be created under RCW 58.17.020.

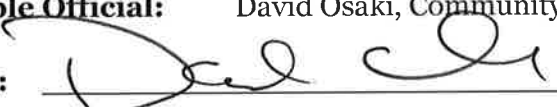
7. Code requirements associated with the short plat including, but not limited to, engineering permit review, access (to properties to the north and to the proposed lots of the short plat), critical areas, clearing and grading, stormwater management etc. adequately address the development impacts of the single family dwelling proposal, as now modified/revised.

Circulation

This “modified/revised” DNS is issued under WAC 197-11-340(2)(f). A modified DNS may be used if the proposal does not substantially change the analysis of significant impacts and alternatives contained in the existing environmental document.

The DNS for the single family dwelling proposal is “modified/revised” by having new information and/or environmental documentation available for the proposal, as revised. This modified/revised DNS does not require an additional public comment or appeal period. The decision is not subject to appeal. Agencies and the Department of Ecology are being provided with this revision.

Date: December 11, 2019
Responsible Official: David Osaki, Community Development Director

Signature:  _____

Date: Dec 11, 2019

Cc: Agencies, including Agencies with Jurisdiction