



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

DETERMINATION OF NON-SIGNIFICANCE

Harbor Grove Subdivision Preliminary Plat

9110 53rd Avenue W, Mukilteo, Washington 98275

File Nos. SD-2021-001 / ENG-2021-019 /
SEPA-2021-010

DESCRIPTION OF PROPOSAL: This proposal is for the development of a seven-lot (7) subdivision on 2.43 acres of land with associated grading, drainage improvements, landscaping, and street frontage improvements. The subject property is located at 9110 53rd Avenue W and is within the RD 12.5 zoning district. The proposal includes grading quantities more than 1,000 cubic yards.

PROJECT NAME: Harbor Grove Subdivision
PROPONENT: Jake Drake of Blueline Group LLC
DATE OF ISSUANCE: Wednesday, August 30, 2023
END OF COMMENT PERIOD: Wednesday, September 13, 2023 (4:30 PM)
END OF APPEAL PERIOD: Wednesday, September 27, 2023 (4:30 PM)

LOCATION: 9110 53rd Avenue W, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor

Section 16 Township 28 Range 4 Quarter NW WEST & WHEELERS
SEAVIEW FIVE AC TRS BLK 000 D-01 PAR B CITY OF MUK LLA REC AFN
201606300224 & AS DELINEATED ON ROS REC AFN 201606305002
BEING A PTN OFLOTS 159 & 166 SD PLAT

LEAD AGENCY: City of Mukilteo

The City of Mukilteo has reviewed the applicant's SEPA checklist and other application materials and determined that this proposal will not have a probable significant adverse impact on the environment that won't be adequately mitigated through application of existing city procedures and regulations (e.g., clearing and grading, critical areas, established impact fees). Pursuant to WAC 197-11-350, the proposal has been clarified and changed by the applicant, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

COMMENT PERIOD:

This DNS is issued pursuant to WAC 197-11-340 and MMC 17.84; the lead agency will not act on this proposal for 14 days from Wednesday, August 2, 2023. Comments must be submitted no later than **4:30 p.m. on Wednesday, September 13, 2023**. After that date, this determination becomes final.

APPEAL PERIOD:

Appeals of this determination shall be made by filling out the appeal form and submitting it with the appeal fee to the City of Mukilteo Community Development Department, 11930 Cyrus Way, Mukilteo, WA 98275 by **4:30 p.m. on Wednesday, September 27, 2023**. At a SEPA hearing, all testimony is under oath, and you must provide specific factual objections. Appeal procedures can be found in [MMC 17.84.170](#).

City Hall is currently open Monday through Thursday from 8:00 AM-5:00 PM. The building is closed for lunch from 12-1 PM and closed to the public on Fridays. Comments must be delivered by in person, mail, personal delivery to the drop box outside City Hall or by email to skress@mukilteowa.gov. City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275. Please call City Hall (425) 263-8000 during regular business hours and arrangements can be made to submit an appeal.


DOCUMENTS:

Copies of the DNS, Environmental Checklist and related documents are available on the City of Mukilteo website at <https://mukilteowa.gov/land-use-action-notices/> or by request from the City of Mukilteo Community Development Department via email (permitcenter@mukileowa.gov), or phone (425) 263-8000.

PROJECT CONTACT:

Sarah Kress
Associate Planner
11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8044
skress@mukilteowa.gov

SEPA RESPONSIBLE OFFICIAL:

Signature: 
Andrew Galuska,
Community Development Director

Date: 8/24/23

DATE OF ISSUANCE: August 30, 2023



Location Map

pc: Review Agencies
 Project File
 Applicant / Contact

CDD Director
 Permit Services
 Parties of Interest / Record

Mukilteo Beacon
 Everett Herald