



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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Carrik Court Mixed-Use Development

8616 and 8516 Mukilteo Speedway
Snohomish County Parcel ID 00611600013600

File Nos. PPR-2022-001 / ENG-2022-004 /
CAR-2022-003 / SEPA-2022-001

DESCRIPTION OF PROPOSAL: This proposal is for a mixed-use (commercial and multi-family residential) development with 122 residential townhome units on 9.6 acres of land with associated grading, drainage improvements, landscaping, and street frontage improvements. The uses will be in 18 standalone townhome structures and four (4) structures with commercial on the ground floor and townhomes above. The subject property is located at 8616 and 8516 Mukilteo Speedway and is within the Planned Community Business (PCB) and Community Business (CB) zoning districts.

The applicant is proposing to relocate the existing Category IV wetland and Type 5 stream located on the southern portion of the property. State Environmental Policy Act (SEPA) review is necessary due to grading quantities over 1,000 cubic yards and the proposed impacts to the wetland and stream.

PROJECT NAME: Carrik Court Mixed-Use Development

PROPONENT: CPH Consultants on behalf of Westcott Homes

DATE OF ISSUANCE: Wednesday, August 2, 2023

END OF COMMENT PERIOD: Wednesday, August 16, 2023 (4:30 PM)

END OF APPEAL PERIOD: Wednesday, August 30, 2023 (4:30 PM)

LOCATION: 8616 and 8516 Mukilteo Speedway, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor Parcel Nos. 00611600013600, 00611600013500 and 00611600013402 and legally described as:

- WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-02 - ALL TH PTN TR 134 DAF: BEG AT SE COR SD TR 134 TH NLY ALG E BDY SD TR 150 FT TH WLY 291 FT TH SLY 150FT TH ELY 291 FT TO TPB PER SNO CC 92-2-02166-6
- WEST & WHEELERS SEA-VIEW 5 AC TRS BLK 000 D-00 LOT 135
- WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 - LOT 136

LEAD AGENCY: City of Mukilteo

The City of Mukilteo has determined that this proposal will not have a probable significant adverse impact on the environment. 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](#).

This determination is based on the findings and conclusions below.

MITIGATION MEASURES:

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment if the following mitigation measures are followed:

1. All development shall proceed in accordance with all required state and federal permits and approvals as well as the conditions of those conditions and approvals.

COMMENT PERIOD:

This MDNS is issued pursuant to WAC 197-11-350 and MMC 17.84.100; 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, August 16, 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, August 30, 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 agaluska@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 AND MDNS AVAILABILITY:

Copies of the MDNS, 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:

Andy Galuska
Community Development Director
11930 Cyrus Way

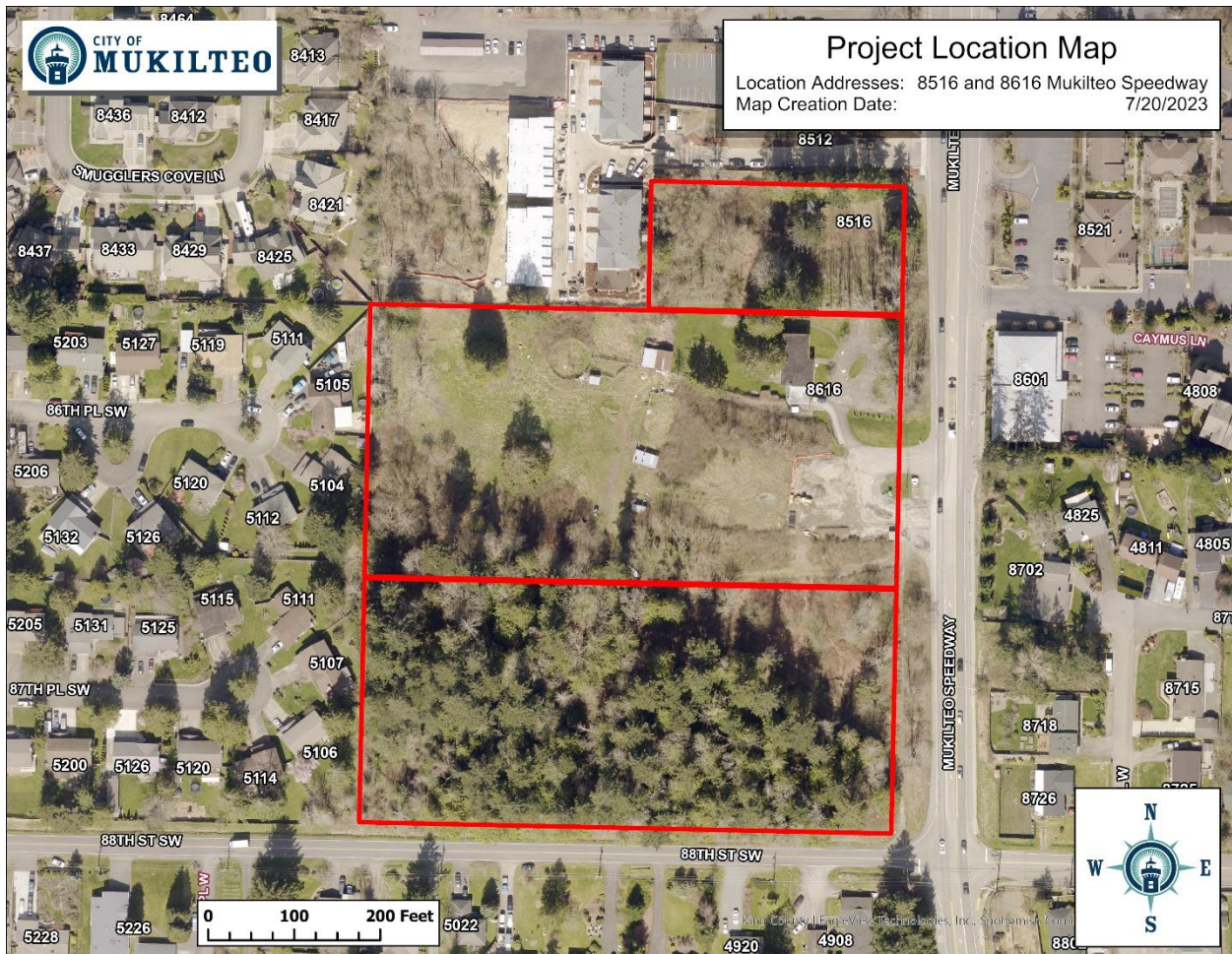
Mukilteo, WA 98275
(425) 263-8084
agaluska@mukilteowa.gov

SEPA RESPONSIBLE OFFICIAL:

Signature: _____
Andrew Galuska,
Community Development Director

Date: 8/2/23

DATE OF ISSUANCE: August 2, 2023



Location Map

pc: Review Agencies
Project File
Applicant / Contact

CDD Director
Permit Services
Parties of Interest / Record

Mukilteo Beacon
Everett Herald