



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

## Notice of Application (NOA)

**McConnell Two-Lot Short Plat**  
200 Lamar Drive

File No. SP-2019-002

Mike McConnell submitted a land use permit application on July 16, 2019, for a two-lot short plat. The City of Mukilteo determined the application complete on August 7, 2019.

**Description of Proposal:** The applicant proposes to subdivide 0.43 acres into two (2) lots on the property that is zoned RD 7.5 Single Family Residential. The short plat proposal includes a separate tract dedicated as a Native Growth Protection Area for a portion of the property where critical area regulations prohibit development on steep slopes. Consistent with Mukilteo Municipal Code 17.52A.100, the applicant proposes to transfer the density attributable to the critical area portion of the property to non-critical area portions of the same property.

**Location of Proposal:** Snohomish County Parcel ID: 29043400302600; commonly known as 200 Lamar Drive, Mukilteo, WA 98275.

### Environmental Documents Prepared for the Proposal:

- Wetland and Stream Determination prepared by Acre Environmental Consulting, LLC dated July 18, 2019;
- Limited Geologic Evaluation prepared by Cobalt Geosciences dated February 16, 2018 and updated April 25, 2019;
- Stormwater Drainage Report prepared by Western Engineers & Surveyors dated January 9, 2019

### List of Required Permits:

- Land Use Permit
- Engineering Permit
- Any applicable State and Federal Permits.

### Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code                |
| <input type="checkbox"/> International Building Code (2015 Edition)           | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition)    |  |

**Comment Period**

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo Washington 98275. (File No. SP-2019-002 / ENG-2019-019). The public is invited to submit written comments on the project to the Community Development Department at the above address by **4:30 PM on Wednesday, September 4, 2019.**

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be administratively approved, approved with conditions, or denied. 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**

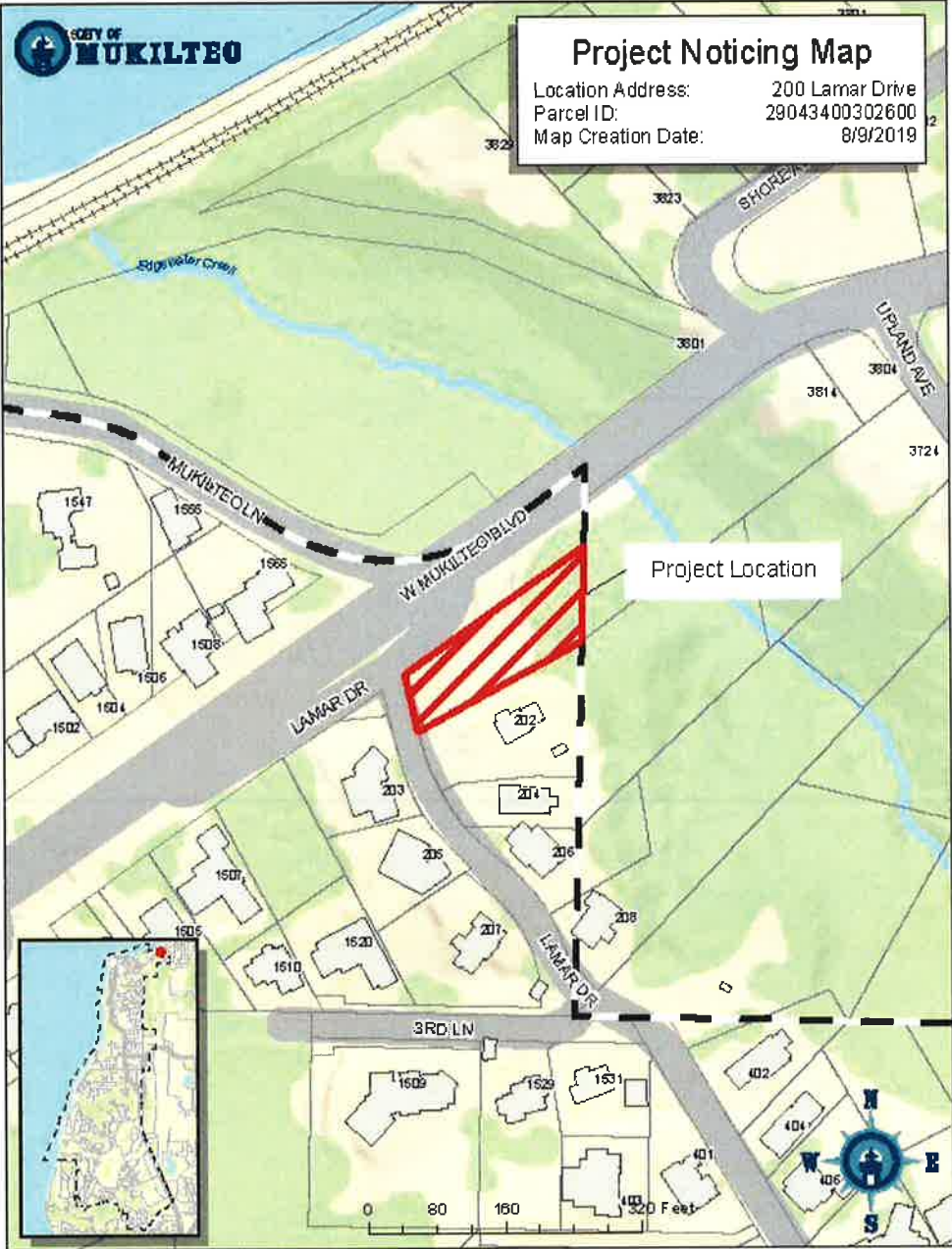
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, 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).

**Staff Contact:** Garrett Jensen, Associate Planner  
T: (425) 263-8046  
E: gjensen@mukilteowa.gov

Signature:   
Garrett Jensen, Associate Planner

Date: 8/21/2019

Location Map:



Date Issued: Wednesday, August 21, 2019  
Date Advertised: Wednesday, August 21, 2019  
End Comment Period: Wednesday, September 4, 2019

pc: Applicant/Representative  
Reviewing Agencies  
Interested Parties

CDD Director  
Planning Manager  
Permit Services Supervisor

Permit Services Assistants (2)  
Property File