



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

**Notice of Application
for Ramfar Single-Family
Reasonable Use Permit/Variance
at 1021 13th Court
by Asghar Ramfar on behalf of
Horizon Ridge LLC**

Asghar Ramfar on the behalf of **Horizon Ridge LLC** applied for a Reasonable Use Permit/Variance with the City of Mukilteo on July 19, 2018. The application became complete on July 27, 2018. This application and all supporting documents are available at City Hall for public viewing (File No. SFR-RUP-HE-003).

Description of Proposal: Construction of a single-family residence with associated grading, driveway access and storm drainage system on an existing 8,079 square foot lot in the RD 7.5 zoning district. The property is encumbered with steep slopes therefore the applicant is asking for a reduction in the required setbacks.

Location of Proposal: Section 28 Township 04 Range 04 Quarter SE MUKILTEO PLAT OF BLK 071 D-01 LOT 8 CITY OF MUK BLA REC AFN 200502085001 TGW TH PTN LOT 9 CITY OF MUK BLA REC AFN 200502085001 LY ELY OF FDL: BEG SWCOR TR "A" CITY OF MUK BLA REC AFN 200502085001 TH S01*35 49W 42.63FT TAP ON ELY LN SD LOT 8 LY N29*45 10E 65.62FT FR SW COR THOF & TERM OF HRIN DESC LN AKA PAR A CITY OF MUK LLA REC AFN 200807020129& ROS REC AFN 200807025001 BEING PTNS LOTS 11-15 IN BLK 71 SD PLAT; otherwise known as 1021 13th Court, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Asghar Ramfar dated March 3, 2018
- Geotechnical Engineering Evaluation prepared by Nelson Geotechnical Associates, Inc. dated March 16, 2018

List of Required Permits:

- Reasonable Use Permit
- Variance
- Building Permit
- Engineering Permit
- Any State and Federal Permits, if applicable

Applicable Policies and Requirements

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

- | | |
|--|--|
| <input type="checkbox"/> Possession Shores Master Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" 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) | |

Optional DNS Process to be Used:

The City of Mukilteo, as lead agency for this proposal expects to issue a Mitigated Determination of Non-Significance (MDNS) for the proposal. Therefore, the optional DNS process allowed by WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. Project approval may include mitigation measures under Mukilteo Municipal Code (MMC)13.12 – Drainage Management and MMC 17.52 – Critical Areas Regulations. Also, the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement (EIS) is prepared.

Conditions being considered to mitigate environmental impacts if a MDNS is issued include:

1. Under MMC 17.52A.040, the applicant shall prepare a landscape or re-vegetation plan that follows the Department of Ecology publications, *Vegetation Management: A Guide for Puget Sound Bluff Property Owners and Slope Stabilization and Erosion Control Using Vegetation* or other methodology as approved by the Planning and Public Works Directors. The final re-vegetation plan shall include:
 - Measures to be taken for protection and replacement of the natural vegetative cover with appropriate plants;
 - A phased schedule, with estimated starting and completion dates, showing when each stage of the project will be re-vegetated.
2. Construction, grading, and associated site development must follow recommendations presented in the geotechnical report prepared by Nelson Geotechnical Associates, Inc. and the stormwater report prepared for the proposed development.

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Senior Planner at (425) 263-8043. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Friday, August, 10, 2018

End of Comment Period: Friday, August 24, 2018

The City will not act on this application until the end of the 14 day public comment period. Upon completion of project review a public hearing will be scheduled with the Mukilteo Hearing Examiner who will approve, approve with conditions, or deny the project. 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 be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals

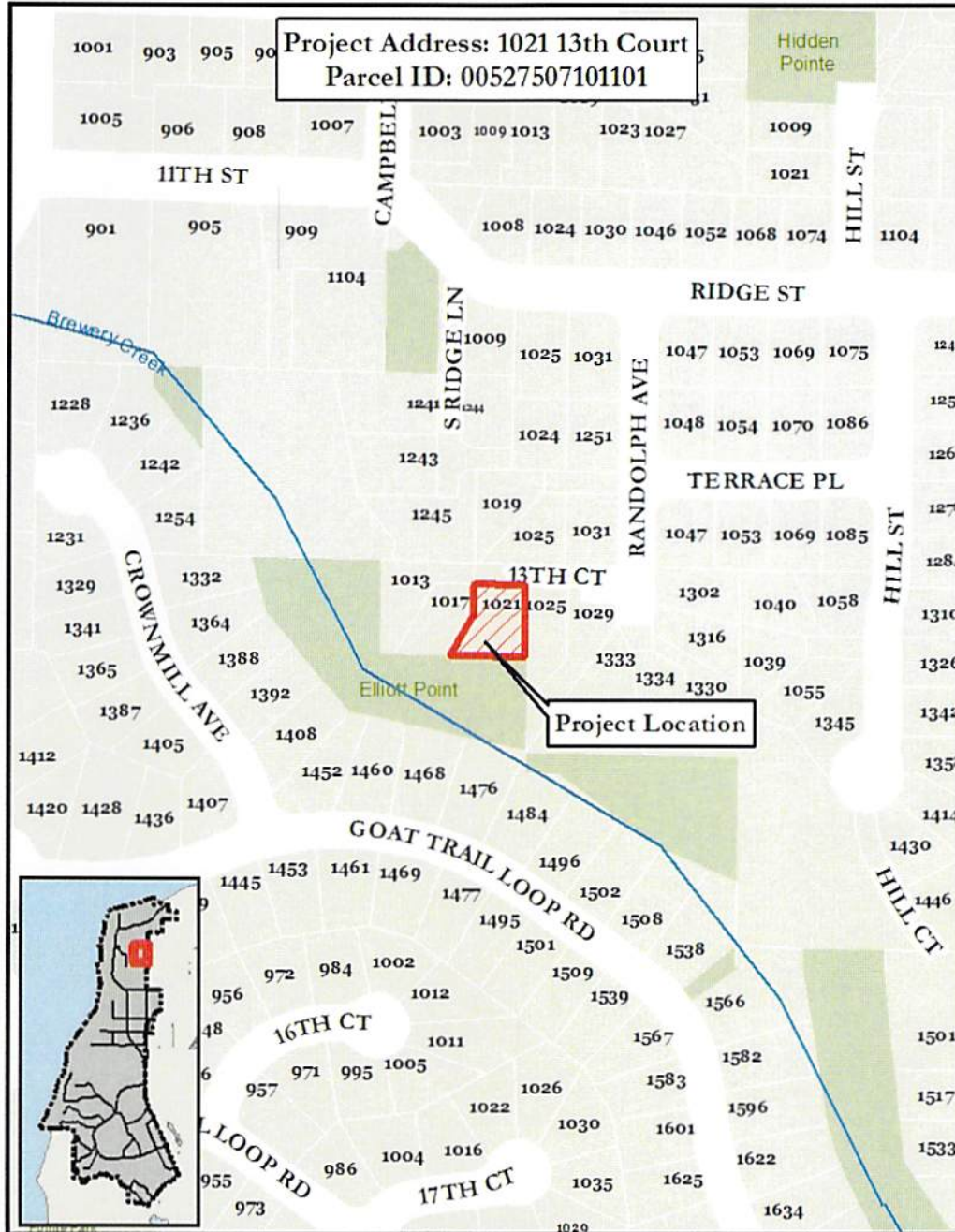
The final decision on this project is not administratively appealable. An appeal must be filed within 21 days with Snohomish County Superior Court after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Linda Ritter, Senior Planner

(425) 263-8043

Signature: *Linda Ritter*
Linda Ritter, Senior Planner

Date: 8/7/18



Location Map

Date Issued: Friday, August 10, 2018
Date Advertised: Friday, August 10, 2018
End Comment Period: Friday, August 24, 2018

pc: Applicant/Representative	CDD Director	Property File
Reviewing Agencies	Permit Services Supervisor	
Interested Parties	Permit Services Assistants (2)	