



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

Notice of Application for Saratoga Heights at 8002 53rd Ave West by Saratoga 44 LLC

Greg Krabbe, on behalf of Saratoga 44 LLC, applied for a Land Use Development Permit with the City of Mukilteo on May 17, 2017. The application was determined to be complete on June 1, 2017. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2017-002).

Description of Proposal: The applicant has applied for a revision to the previously approved land use application (File No. PPR-2013-008). The proposed revision includes reducing the number of dwelling units and revising the character of the dwelling units. The previous approval included a second phase of the development to feature 32 flat-style condominiums in four 4-story buildings. The proposed application is seeking approval for 29 townhomes in ten 3-story buildings with similar road configuration as previously approved. This project is located within the MRD (Multi-Family Residential – 13 Dwelling Units per Acre).

Location of Proposal: Section 9 Township 28 Range 04 Quarter SW –West & Wheelers Seaview Five Acre Tracts Block 2, Tract 54 & 55 aka Parcel #1 & #2 of City of Mukilteo LLA-2015-002 commonly known as 8002 53rd Ave West, Mukilteo, WA 98275.

The specific location of the revision is located west of the developed cottages on Parcel #2 of Mukilteo LLA-2015-002.

Environmental Documents Prepared for the Proposal:

- Determination of Non-Significance dated October 22, 2013
- Geotechnical Report prepared by E3RA, Inc.
- Eagle Nest Determination prepared by Acre Environmental Consulting, LLC.
- Preliminary Wetland Stream Report prepared by Confluence Environmental Company.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by CHP Consultants
- Storm Drainage Report prepared by CHP Consultants

List of Required Permits:

- Land Use Permit
- Engineering Permit
- Building 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:

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| <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) | |

SEPA Addendum Process to be Used:

The City of Mukilteo issued a Determination of Nonsignificance (DNS) regarding the previously approved project on October 22, 2013. The City of Mukilteo expects to issue a SEPA Addendum to the DNS for the proposed revision. This may be the only opportunity to comment on the environmental impacts of the proposal.

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Karl Almgren, AICP, Associate Planner at (425) 263-8045. 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: Monday, June 12, 2017

End of Comment Period: Monday, June 26, 2017

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.

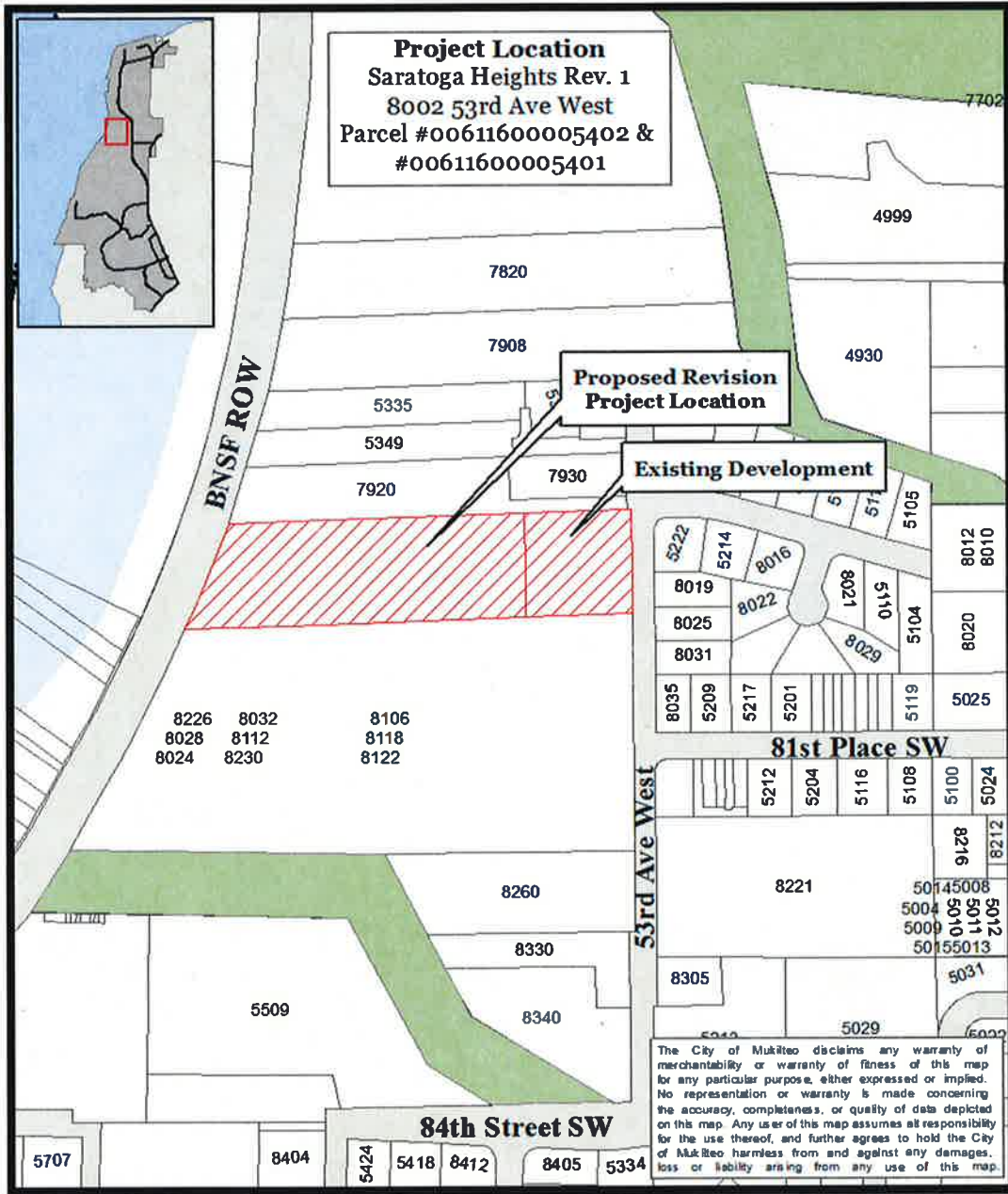
Appeals

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 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: Karl Almgren, AICP, Associate Planner (425) 263-8045

Signature:  Date: 6/15/17
Karl Almgren, AICP, Associate Planner

Location Map



Date Issued: Monday, June 12, 2017
Date Advertised: Monday, June 12, 2017
End Comment Period: Monday, June 26, 2017

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