



## Notice of Application (NOA)

### Saratoga 44 LLC Major Modification to Multi-Family Residential Project Permit 8002 53rd Ave W

File No. PPR-2019-001

Greg Krabbe, on behalf of Saratoga 44 LLC, applied for a land use development permit with the City of Mukilteo on January 22, 2019. The City of Mukilteo determined the application complete on February 13, 2019. This application and all supporting documents are available at City Hall for public viewing.

**Description of Proposal:** This is a proposal for a major modification to a previously approved land use development permit (File No. PPR-2017-002) for a multi-family residential development project. The previous approval included a second phase of the development that featured 29 townhomes in ten, 3-story buildings. Since approval of the second phase, 14 of the 29 total units were constructed. The proposed major modification includes revising the building type from townhomes to flat-style condominiums for the remaining 15 dwelling units. As proposed, the units will be built in two, 4-story buildings with a similar road configuration as was previously approved. The total number of dwelling units proposed, 41 total, remains the same. This project is located within the MRD (Multi-Family Residential – 13 Dwelling Units per Acre) zoning district.

Table 1: Project Permit Comparison Analysis

Phase 3 Standard	Project File Number	
	Approved PPR-2017-002	Proposed PPR-2019-001
Building Type	Townhomes	Condominiums
Total Units	15 units	No change
Total Height	Not to exceed 45'	No change
Number of Stories	3 stories	4 stories
Parking Required (Total)	94 stalls	No change
Parking Provided (Total)	130 stalls	122 stalls

**Location of Proposal:** Snohomish County Parcel ID: 00611600005402; commonly known as 8002 53<sup>rd</sup> Ave West, Mukilteo, WA 98275.

The specific location of the revision is located west the developed cottages on Parcel #1 and townhomes on Parcel #2 of Mukilteo LLA-2015-002.

### **Environmental Documents Prepared for the Proposal:**

- Environmental Checklist prepared January 21, 2019;
- Geotechnical Letter prepared by The Riley Group, Inc. dated January 14, 2019;
- Addendum to the Determination of Non-Significance dated August 11, 2017;
- Determination of Non-Significance dated October 22, 2013;
- Environmental Checklist prepared October 4, 2013
- Geotechnical Report prepared by E3RA, Inc. dated September 30, 2013;
- 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; and
- Storm Drainage Report prepared by CHP Consultants dated April 12, 2017, revised January 9, 2019.

### **List of Required Permits:**

- Land Use Permit
- Engineering Permit
- Building 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 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)     |  |

### **State Environmental Policy Act (SEPA) – Revised Determination of Non-Significance (DNS)**

The City of Mukilteo issued a DNS regarding the previously approved project on October 22, 2013. The City of Mukilteo also issued an Addendum to the DNS on August 11, 2017, reaffirming that the proposal did not have a probable adverse impact on the environment. The City of Mukilteo expects to issue a Revised DNS for the proposed revision consistent with WAC 197-11-340(2)(f). The Revised DNS includes an optional notice and comment as part of this NOA. Comments related to the environmental review are due at the same time and date listed herein. This may be the only opportunity to comment on the environmental impacts of the proposal.

### **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. PPR-2019-004). 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, April 24, 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

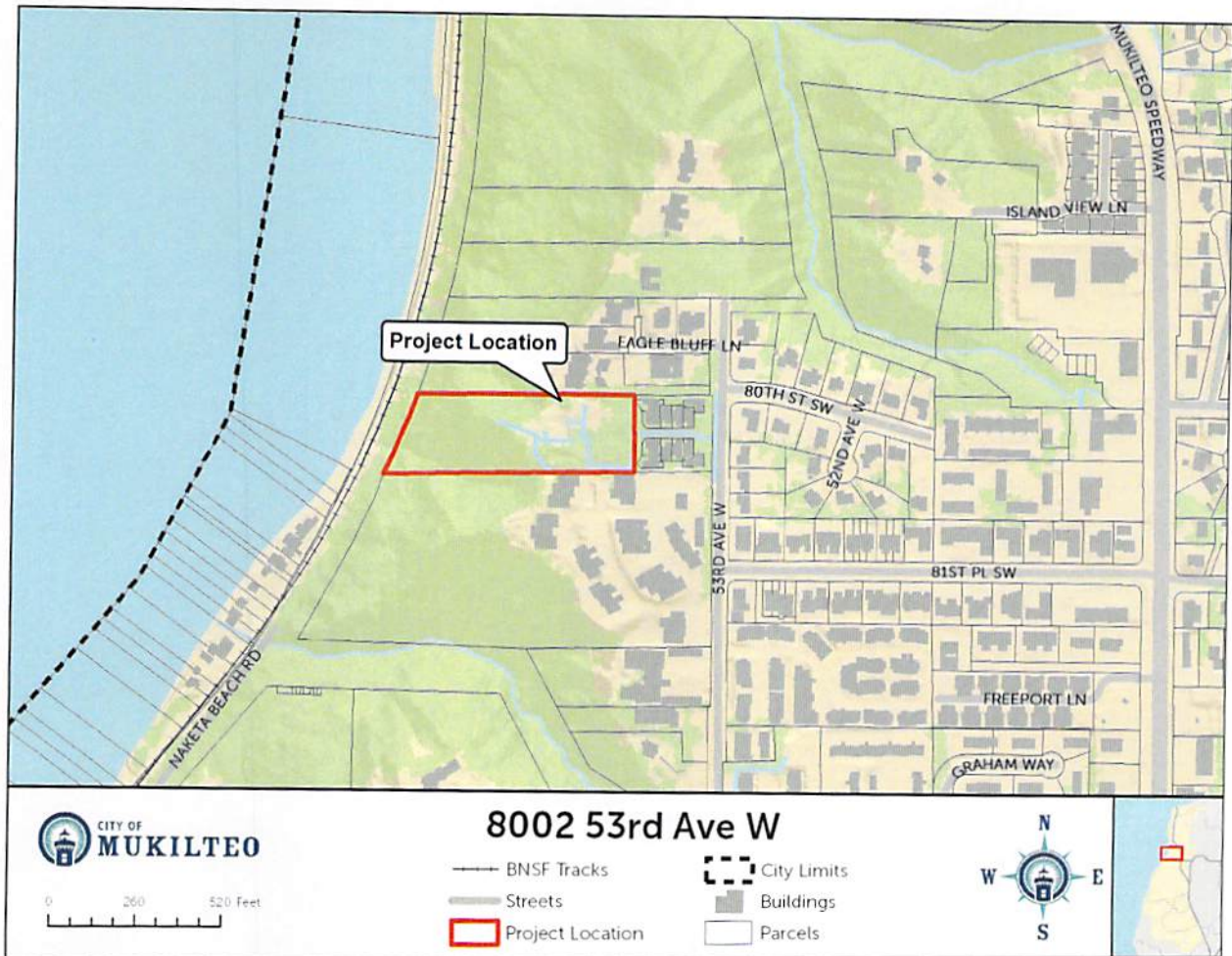
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, 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: 4/10/19

# Location Map



**Date Issued:** Wednesday, April 10, 2019  
**Date Advertised:** Wednesday, April 10, 2019  
**End Comment Period:** Wednesday, April 24, 2019

pc: Applicant/Representative  
 Reviewing Agencies  
 Interested Parties

CDD Director  
 Planning Manager  
 Permit Services Supervisor

Permit Services Assistants (2)  
 Property File