



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

## NOTICE OF APPLICATION

### Seatown Electric New Commercial Buildings

4200 78<sup>th</sup> St. SW  
File Nos. PPR-2023-003 / ENG-2022-026  
COMM-2022-001 / COMM-2023-004

**Tom Griffin with Capital Architects Group** submitted a land use application on behalf of **Seatown Electric** on June 30, 2023. The City of Mukilteo determined the application complete on July 27, 2023.

**Description of Proposal:** This proposal is for the development of two pre-engineered metal buildings including a parking area with associated grading, drainage improvements and landscaping improvements. The current site is occupied by the applicants. The subject property is located at 4200 78th St. SW and is within the *Planned Industrial Zoning* District with an *Industrial* Land Use Designation.

**Location of Proposal:** 4200 78<sup>th</sup> St. SW otherwise known as Snohomish County Assessor Parcel No. 28041000302200 and legally described as:

Section 10 Township 28 Range 04 Quarter SW - BEG 660FT S & 334.87FT W OF NE COR NW1/4 SW1/4 TH W 334.87FT TH S 660FT TH E 335.45FT TH N 660FT TO POB LESS CO RD & LESS ADD'L RD R/W TO CITY OF MUK PER SWD REC UND AFN 200108300147 & AMENDED BY SWD REC UND AFN 200203070127 & 200207010426

**Environmental Documents Prepared:** The applicant submitted the following environmental related documents with the permit applications:

- *Geotechnical Engineering Evaluation* prepared by Khaled M. Shawish, P.E., Nelson Geotechnical Associates, prepared and signed on March 10, 2022.
- *Drainage Report and Stormwater Pollution Prevention Plan* prepared by Greg Guillen, P.E., C&G Engineering, dated November 18, 2022.

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

- Land Use Project Permit
- Engineering Permit (Clearing and Grading, Stormwater and Right-of-Way)
- Building Permit(s)
- Any Applicable State and Federal Permits

#### **State Environmental Policy Act (SEPA)**

The City determined that the project is considered Exempt from SEPA based on MMC 17.84.070(D): Flexible thresholds for categorical exemptions: *D. For office, school, commercial, recreational, service or storage buildings, up to thirty thousand feet.*

## Applicable Policies and Requirements

Staff will review the proposal for consistency with the following policies, standards, and regulations:

- |                                                                    |                                                                  |
|--------------------------------------------------------------------|------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Comprehensive Plan             | <input type="checkbox"/> Downtown Business District Subarea Plan |
| <input checked="" type="checkbox"/> Mukilteo Municipal Code        | <input checked="" type="checkbox"/> International Building Code  |
| <input checked="" type="checkbox"/> Mukilteo Development Standards | <input checked="" type="checkbox"/> International Fire Code      |

## Comment Period

This application and all supporting documents (File Nos. PPR-2023-003 / ENG-2022-026 / COMM-2022-001 / COMM-2023-004) are available for public review on the City's website at <http://www.mukilteowa.gov/land-use-action-notices>, or contact City Hall at (425) 263-8000.

To become a "Party of Record" you must submit written comments concerning the project (excluding persons who have only signed petitions or mechanically produced form letters). Comments must be delivered to the City by email, by mail, by personal delivery to the drop box outside City Hall, or by other arranged method, during normal business hours **by 4:30 PM on Wednesday, August 23, 2023**.

The City will not act on this application until the end of the 14-day public comment period. 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).

<b>Timeline:</b>	Date Issued:	Wednesday, August 9, 2023
	Date Advertised:	Wednesday, August 9, 2023
	End Comment Period:	Wednesday, August 23, 2023

**Staff Contact:** Shawn Edghill, Associate Planner  
T: (425) 263-8078  
E: [sedghill@mukilteowa.gov](mailto:sedghill@mukilteowa.gov)

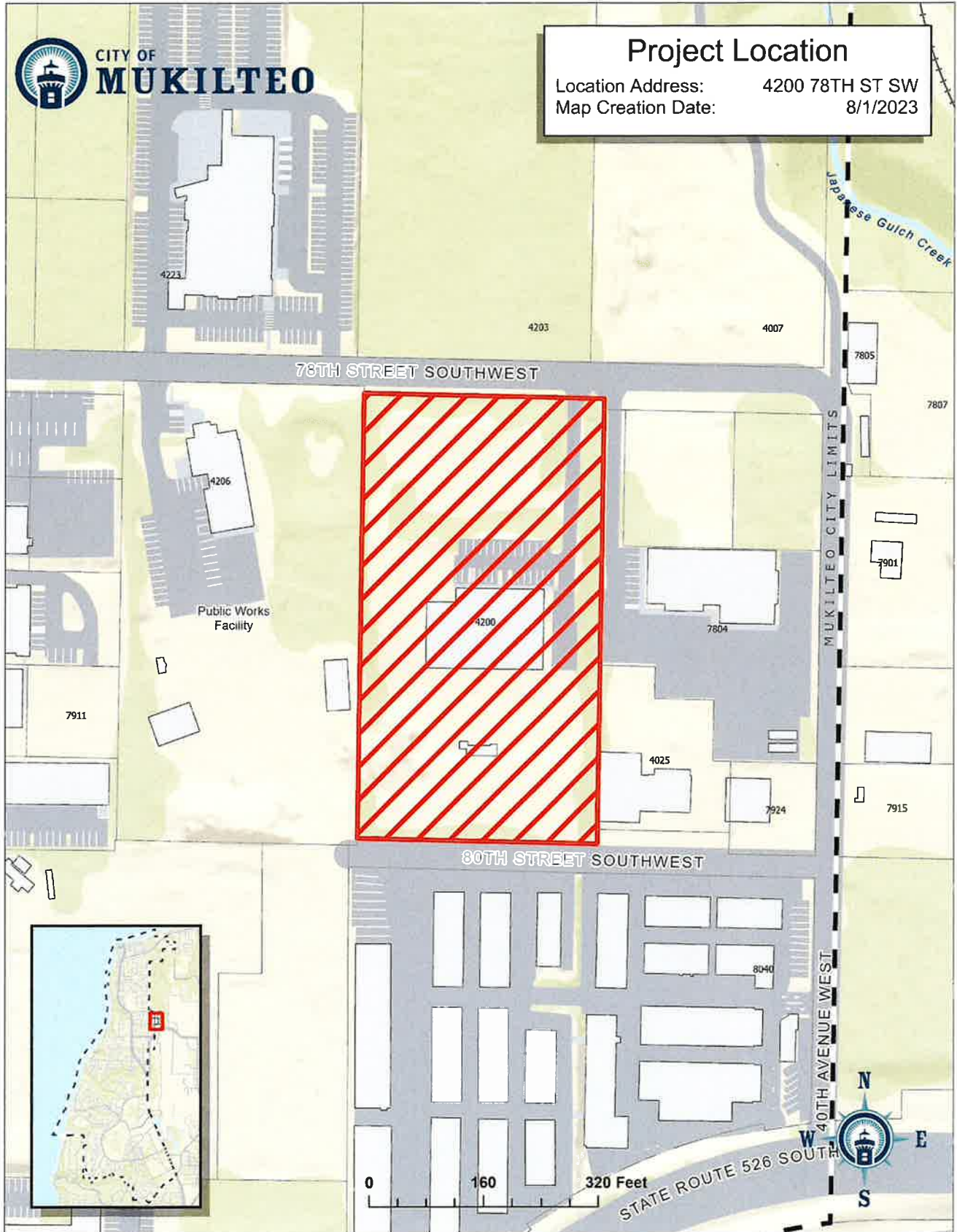
Signature:  Date: August 9, 2023  
Shawn Edghill, Associate Planner

Applicant/Representative  
Reviewing Agencies  
Interested Parties  
Property Owners (380')

CDD Director  
Permit Services Personnel  
Project File

### Project Location

Location Address: 4200 78TH ST SW  
Map Creation Date: 8/1/2023



**Location Map**

