



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

Notice of Application

Mukilteo Warehouse by Nelson 43, LLC

4301 78th Street SW

File No. PPR-2019-007 / ENG-2019-025

Greg Nelson, on behalf of **Nelson 43, LLC**, submitted applications for a land use permit, building permit and engineer permit(s) with the City of Mukilteo on November 7, 2019. The City determined the application complete December 3, 2019.

Description of Proposal: To construct a new, 55,820 sf light manufacturing/warehouse facility with associated grading, parking, landscaping, right-of-way dedication and street frontage improvements. A small portion of a Category IV wetland encroaches on the northwest corner of the site, and the applicant proposes buffer averaging to improve the protection of wetland functions and/or to allow for reasonable use. The applicant proposes access to the facility off 78th Street SW and anticipates traffic volumes will distribute between 78th Street SW and 44th Avenue W. Finished grade of the site will be flat with the parking lot approximately 12 feet below the roadway grade at the intersection of 78th Street SW and 44th Ave W.

Location of Proposal: 4301 78th Street SW, Mukilteo, Washington 98275

Property Identification Number(s): 28041000300100, 28041000300400, 28041000300500, 28041000300600

Environmental Documents Prepared: The applicant submitted the following environmental related documents with the project permit application:

- *Environmental Checklist* prepared by Greg Nelson dated November 7, 2019,
- *Phase 1 Environmental Assessment* prepared by Environmental Associates, Inc. dated December 5, 2018,
- *Wildlife Habitat Report* prepared by Wetland Resources, Inc. dated January 2019,
- *Critical Areas Study and Buffer Averaging Plan* prepared by Wetland Resources, Inc. dated February 2019,
- *FAA Form 7460-1 Notice of Proposed Construction or Alteration* prepared by Greg Nelson dated September 19, 2019,
- *Transportation Impact Analysis* prepared by Transportation Engineering NorthWest dated September 25, 2019,
- *Geotechnical Engineering Study* prepared by Earth Solutions NW, LLC dated December 27, 2018,
- *Stormwater Drainage Report* prepared by Navix Engineering, Inc. dated October 11, 2019,
- *Infiltration Feasibility Report* prepared by Associated Earth Sciences, Inc. dated May 8, 2019, and
- *Infiltration Assessment Report* prepared by Associate Earth Sciences, Inc. dated November 4, 2019.

List of Required Permits:

- Land Use Permit
- Building Permit
- Engineering Permit(s) – Right-of-Way, Clearing and Grading, Stormwater
- 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 | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Mukilteo Municipal Code | <input checked="" type="checkbox"/> International Building Code (2015 Edition) |
| <input checked="" type="checkbox"/> Mukilteo Development Standards | <input checked="" type="checkbox"/> International Fire Code (2015 Edition) |

State Environmental Policy Act (SEPA)

The applicant submitted an Environmental Checklist and other related documents for the project. City of Mukilteo is lead agency for SEPA review. Consistent with MMC Chapter 17.84 and WAC 197-11, the City will issue a determination based on review of the environmental related documents. At that time the City will provide notice of the determination to the public consistent with MMC 17.84.130.

Comment Period

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo WA 98275. (File No. PPR-2019-007 / ENG-2019-025). 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 Tuesday, December 31, 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 City will either administratively approve, approve with conditions, or deny the application(s). 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

This is a Type I application, and authority for final decision of the project is administrative. Therefore, the City will not conduct a public hearing on this project.

Appeals

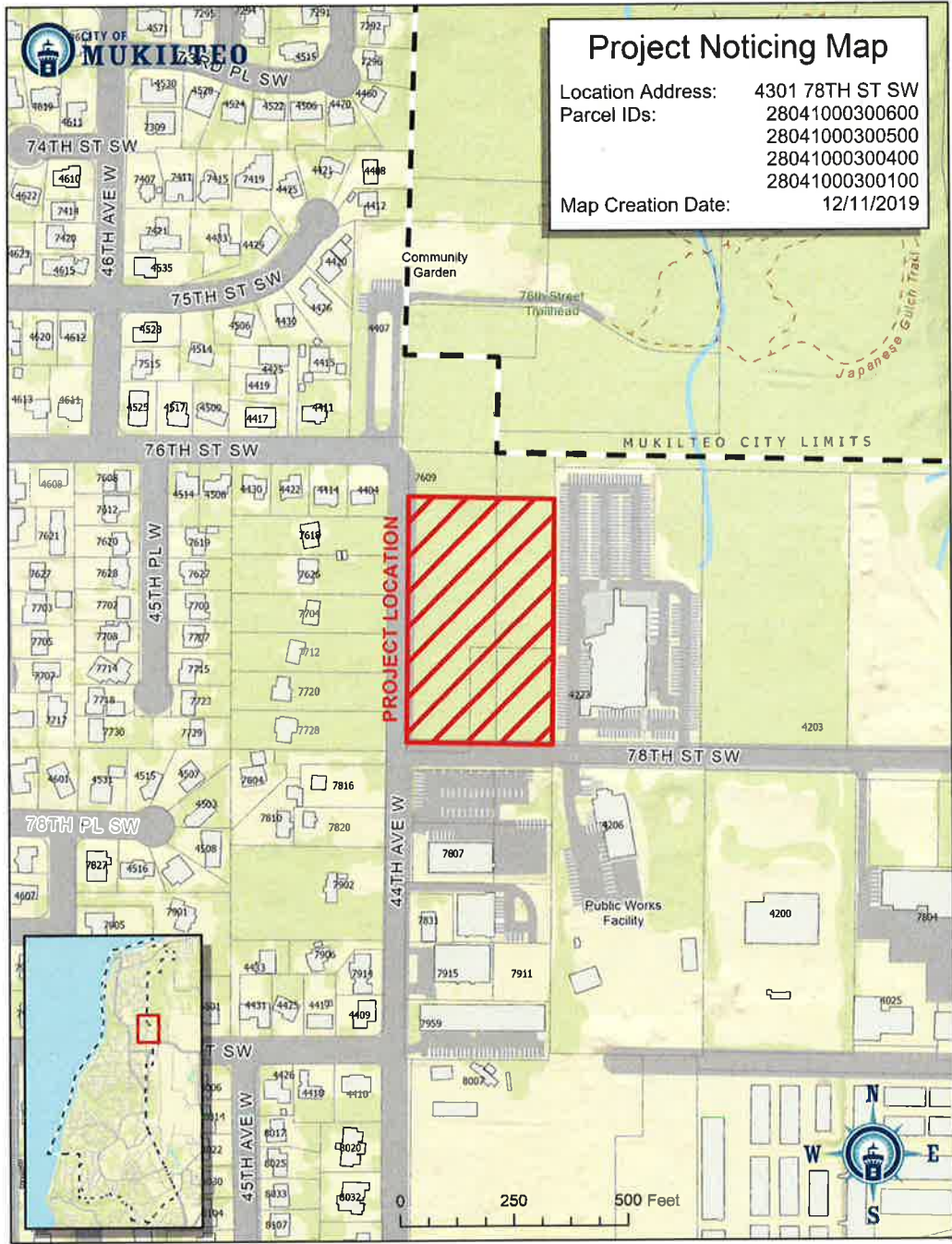
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing, 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) 463-8046
E: gjensen@mukilteowa.gov

Signature: 
Garrett Jensen, Associate Planner

Date: 12/17/19

Location Map



Date Issued: Tuesday, December 17, 2019
Date Advertised: Tuesday, December 17, 2019
End Comment Period: Tuesday, December 31, 2019

pc:	Applicant/Representative	CDD Director	Property Owners (300')
	Reviewing Agencies	Permit Services Personnel	
	Interested Parties	Project File	