



Notice of Application

Front Porch Cottages

Conditional Use Permit
Clearing and Grading Permit

7902 44th Avenue W

File No. CUP-2020-001 / ENG-2020-012

Mike Mietzner (applicant), on behalf of **Mietzner Mukilteo LLC**, submitted applications for a land use permit and engineering permits with the City of Mukilteo on October 30, 2020. The City of Mukilteo determined the applications incomplete on November 25, 2020 and requested additional information. The applicant submitted an additional information on December 8, 2020, and the City determined the applications complete December 17, 2020.

Description of Proposal: Applicant proposes a 14-unit cottage housing development through Planned Residential Development (PRD). The subject property is located at 7902 44th Ave W and is within the RD 9.6 Single Family Residential Zone. Applicant seeks land use permit approval for a conditional use and seeks engineering permit approval for clearing and grading in excess of 1,000 cubic yards, right-of-way improvements, and stormwater improvements.

Location of Proposal: 7902 44th Avenue W, Mukilteo, Washington 98275

Property Identification Number(s): 00611600009001

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

- *Arborist Report* prepared by Davey Resource Group Inc. dated December 2019;
- *Arborist Report* prepared by Davey Resource Group Inc. dated January 2020;
- *Traffic Impact Analysis* prepared by Gibson Traffic Consultants dated May 2020;
- *Stormwater Feasibility Evaluation* prepared by Cobalt Geosciences dated June 2019;
- *Stormwater Site Plan* prepared by Insight Engineering Co. dated October 28, 2020;

List of Required Permits:

- Land Use Permit
- Building Permit
- Engineering Permit(s) – 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 proposal is categorically exempt under MMC 17.84.070(A) and WAC 197-11-800(1)(c) and (d). Therefore, the proposal is exempt from threshold determination and EIS requirements. Therefore, the proposal is exempt from threshold determination and EIS requirements.

Comment Period

This application and all supporting documents (File No. CUP-2020-001) 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) 463-8000. Comments must be delivered to the City by mail, personal delivery to the drop box outside City Hall, by email, or other method, during normal business hours **by 4:30 PM on Tuesday, January 12, 2021**.

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.

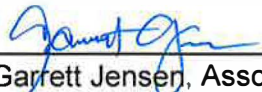
Public Hearing

This is a Type II application, and authority for final decision of the project is the Hearing Examiner. Therefore, 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.

Appeals

The final decision on this project is appealable to Superior Court. An appeal must be filed within 21 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: 12/29/20

Location Map



Project Location Map
 Location Address: 7902 44TH AVE W
 Parcel ID: 00611600009001
 Map Creation Date: 12/21/2020

Date Issued: Tuesday, December 29, 2020
Date Advertised: Tuesday, December 29, 2020
End Comment Period: Tuesday, January 12, 2021

pc:	Applicant/Representative	CDD Director	Property Owners (380')
	Reviewing Agencies	Permit Services Personnel	
	Interested Parties	Project File	

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