



NOTICE OF APPLICATION

Mukilteo Plaza

Commercial Mixed-Use Permit
Clearing and Grading Permit

823 2nd Street

File No. PPR-2021-002 / ENG-2021-003

Robert Ford (applicant), on behalf of **Tersa Tellus, Inc.**, submitted applications for a land use permit and engineering permits with the City of Mukilteo on February 18, 2021. The City of Mukilteo determined the applications complete on March 18, 2021.

Description of Proposal: Applicant proposes a four-story, commercial mixed-use building that includes 1,475 sf of ground floor commercial space with 14, two-bedroom dwelling units located on the three floors above. The proposal includes off-street parking, landscaping, frontage improvements, stormwater improvements, and clearing and grading. The subject property is located at 823 2nd Street and is within the DB Downtown Business zoning district.

The applications trigger “Major Review” as the proposed mixed-use building has more than five (5) dwelling-units and proposed clearing and grading exceeds 1,000 cubic yards.

Location of Proposal: 823 2nd Street, Mukilteo, Washington 98275

Property Identification Number(s): 00465900300100

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

- *Environmental Checklist (SEPA)* prepared by Jeff Sherwood dated August 5, 2020.
- *Geotechnical Engineering Evaluation* prepared by Nelson Geotechnical Associates, Inc. dated December 22, 2020.
- *Full Stormwater Drainage Report* prepared by Western Engineers & Surveyors, Inc. dated February 5, 2021.

List of Required Permits:

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

Applicable Policies and Requirements

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

- Comprehensive Plan
- Downtown Business District Subarea Plan
- Mukilteo Municipal Code
- International Building Code (2018 Edition)
- Mukilteo Development Standards
- International Fire Code (2018 Edition)

State Environmental Policy Act (SEPA)

The proposal is considered “minor new construction” and is categorically exempt from threshold determination and EIS requirements under the following local and State requirements:

- MMC 17.84.070(B) and (D);
- WAC 197-11-800(1)(c) and (d); and
- WAC 197-11-800(2)(e)

Comment Period

This application and all supporting documents (File No. PPR-2021-002 / ENG-2021-003) 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. 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 Thursday, April 15, 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 I application, and authority for final decision of the proposal is administrative. Therefore, there will not be a Public Hearing for this project.

Appeals

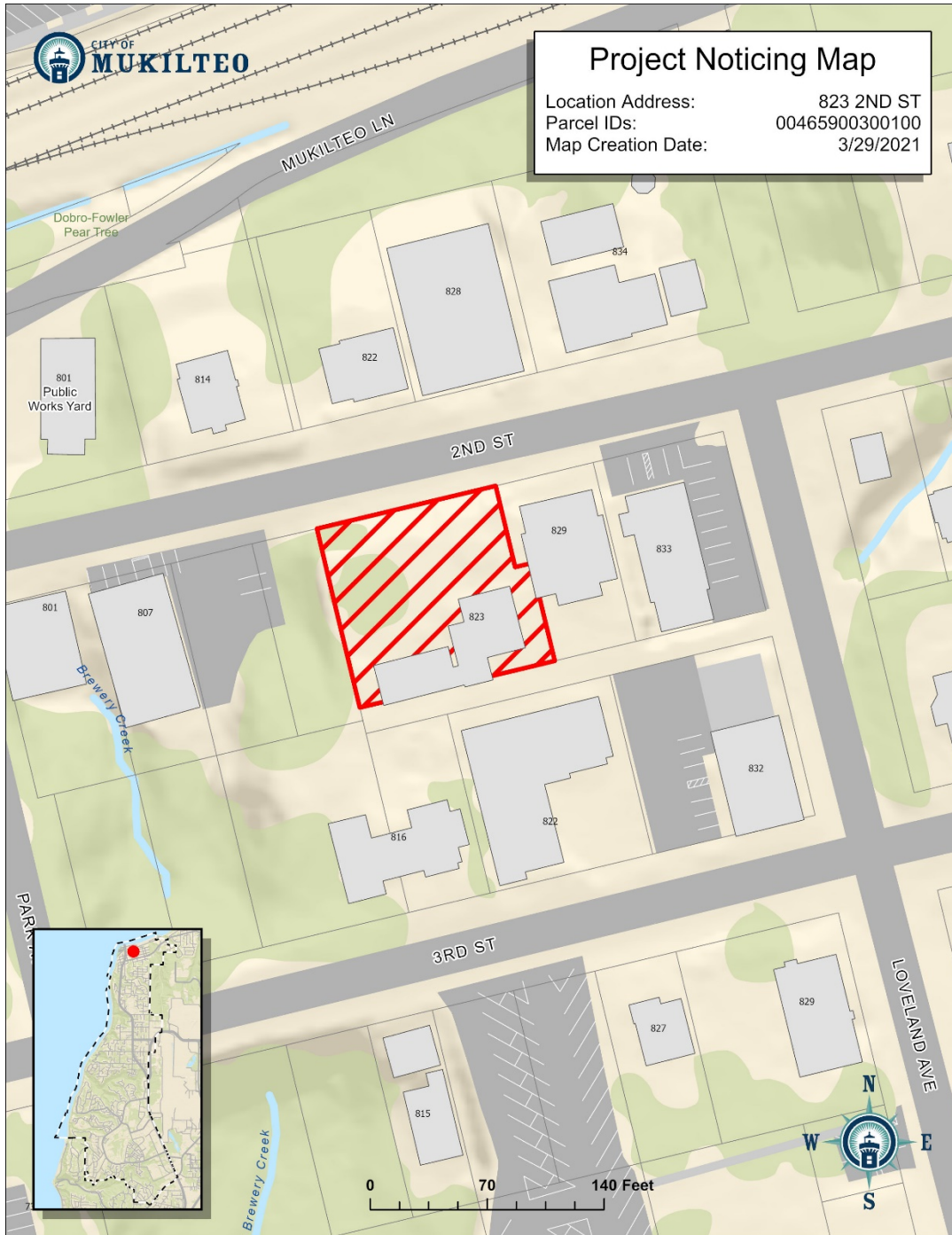
The final decision on this proposal is administratively appealable. An appeal must be filed within 14 days after the final decision on the proposal is issued. Only “Parties of Record” may initiate an administrative appeal of a land use development permit application.

Timeline:	Date Issued:	Thursday, April 1, 2021
	Date Advertised:	Thursday, April 1, 2021
	End Comment Period:	Thursday, April 15, 2021

Staff Contact: Garrett Jensen, Associate Planner
 T: (425) 463-8046
 E: gjensen@mukilteowa.gov

Signature: Garrett Jensen, Associate Planner Date: March 31, 2021
 Garrett Jensen, Associate Planner

Location Map



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

CDD Director
Permit Services Personnel
Project File

O:\Dev Review\2021\PROJECT PERMIT\PPR-2021-002 823 2nd St\noticing\NOA\Notice of Application.docx