



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

Notice of Application and Optional DNS Notice

7-Eleven Tank Demolition 8410 Mukilteo Speedway

Paul Fairbairn, on behalf of Stantec Consulting applied for a building permit on May 24, 2023, and SEPA Review with the City of Mukilteo on August 29, 2023. The building permit application was deemed complete on July 21, 2023. (COMM-DEMO-2023-001 and SEPA-2023-003)

Description of Proposal: This is a proposal by Stantec Consulting to decommission and remove three 12,000-gallon gasoline underground storage tanks (USTs) and ancillary equipment, canopy, and concrete slab with site restoration with backfill and compaction of the excavation and finishing with asphalt paving. An environmental review is required due to work exceeding categorical exemptions as listed under WAC 197-11-800(2)(h): “The installation or removal of impervious underground or above-ground tanks, having a total capacity of 10,000 gallons or less except on agricultural and industrial lands (...)”

Location of Proposal: 8410 Mukilteo Speedway, Mukilteo, WA 98275. Parcel No. 00611600013302; WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-02 - N 268.99FT OF E 161.92FT TR 133

Optional DNS Process to be Used:

The City’s State Environmental Policy Act (SEPA) responsible official has a reasonable basis for determining that significant adverse impacts are unlikely and/or can be mitigated and expects to issue a Determination of Non-Significance (DNS) pursuant to the optional DNS process under Washington Administrative Code 197-11-355 and Mukilteo Municipal Code (MMC) 17.84.105. **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Paul Fairbairn dated August 18, 2023.

List of Required Permits:

- SEPA Approval
- Building Permit
- Any applicable State or Federal Permits

Comment Period

This application and all supporting documents are available for public review on City’s website at <http://www.mukilteowa.gov/land-use-action-notices> (File No. COMM-DEMO-2023-001 and SEPA-2023-003). The public is invited to submit written comments on the project to the Community Development Department by **4:30 PM on September 27, 2023**. Comments must be delivered by mail, personal delivery to City Hall or by email to sedghill@mukilteowa.gov. City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275.

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).

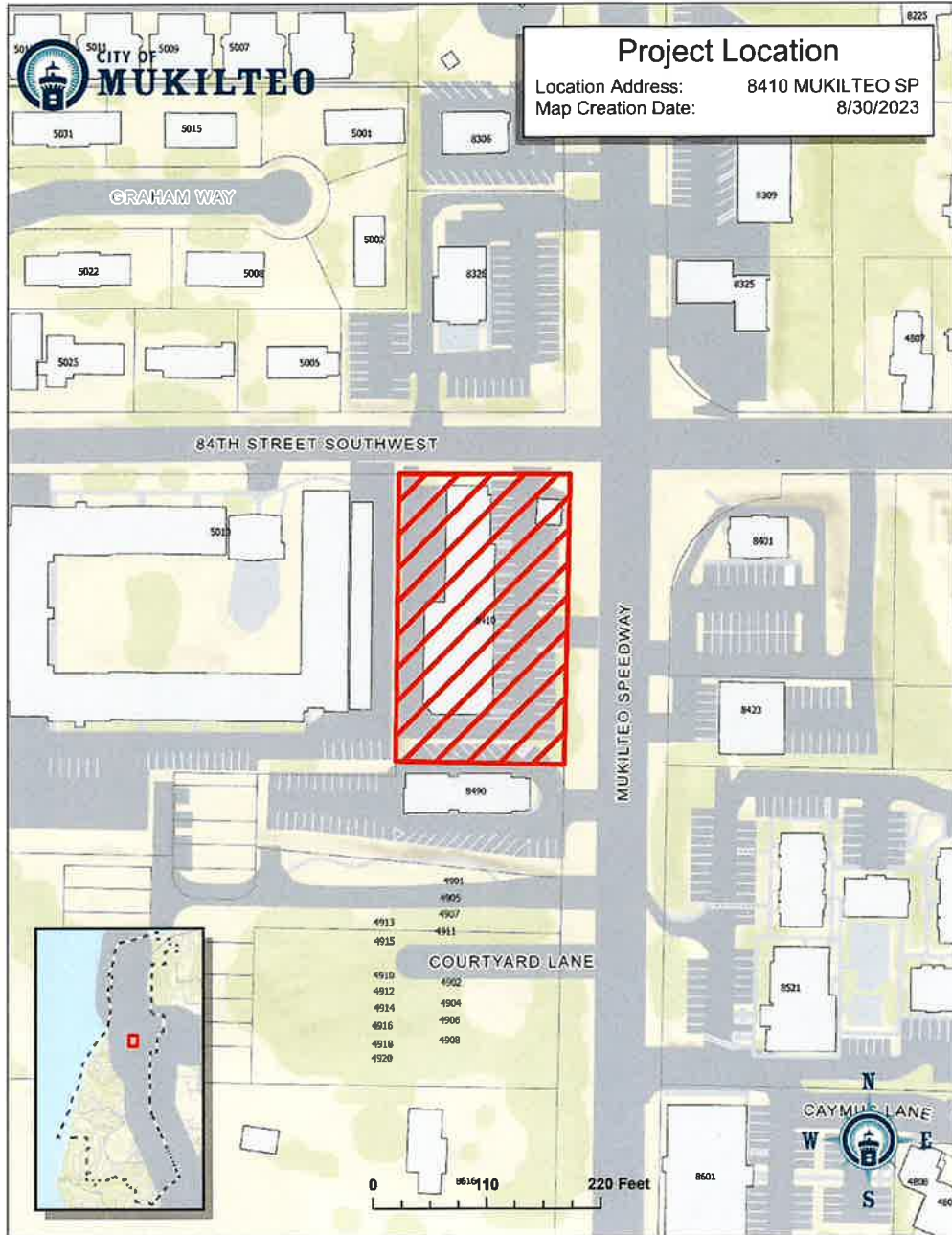
Staff Contact: Shawn Edghill, Associate Planner

Email: sedghill@mukilteowa.gov

Signature: 
Shawn Edghill Associate Planner

Date: 9/11/2023

Location Map



Date Issued: Wednesday, September 13, 2023
Date Advertised: Wednesday, September 13, 2023
End Comment Period: Wednesday, September 27, 2023

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Coordinator
 Permit Services Assistants (2)

Property File
 Property Owners (300')

