



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

Notice of Application
for Zhang Single-Family
Residence
at 7908 53rd Ave West
by Fred Baxter, AIA

Fred Baxter, on the behalf of **Zhang Family LLC**, submitted an application for a new Single-Family Dwelling permit with the City of Mukilteo on June 6, 2017. (City File No: SFR-SEPA-2017-001 and ENG-2017-020.) The application was reviewed for completeness on June 21, 2017 and was determined to be have been complete at submittal.

Description of Proposal: The proposal is for single-family dwelling with approximately 10,150 square feet of living space and approximately 1,500 square feet of garage space with associated access and landscaping. The proposal requires public noticing for the following reasons:

1. Proposed grading quantities of approximately 1,200 cubic yards require a 'major' review per Mukilteo Municipal Code (MMC) Chapter 17.13.
2. Grading quantities in excess of 1,000 cubic yards require State Environmental Policy Act (SEPA) review.
3. An Exception to the Minimum Stormwater Requirements has been requested.

The applicant has also identified the configuration for two new single-family lots as a future subdivision. This permit application will not approve a subdivision unless a subdivision application has been applied for. Subdivision applications will be processed separately from the application for the single-family home.

Location of Proposal: WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 LOT 45 THAT PART TR 45 LY WLY OF E LN TR 52 EXTENDED ACROSS SD TR THAT PART OF TRT 45 LY ELY OF E LNOF TR 52 EXTENDED ACROSS SD TRT SUBJ TO ESE TO PUD 1; otherwise known as 7908 53rd Ave West, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal

- Drainage Report prepared by Site Development Services dated June 1, 2017
- Geotechnical Report prepared by Nelson Geotechnical Associates, dated June 16, 2016
- SEPA Checklist prepared by Fred Baxter, dated May 31, 2017

NOTE: Following the issuance of a letter of completeness, City Staff noted an omitted Soil Management Plan as required for grading permits under major review. Prior to the SEPA comment period and Exception Stormwater Minimum Requirement, a Soil Management

Plan will be submitted to the City of Mukilteo and will be available for viewing during the comment periods of SEPA and the Exception from Stormwater Minimum Requirements.

List of Required Permits

- Land Use Permit
- Building Permit
- Engineering Permit
 - Grading and Land Clearing
 - Stormwater Permit
 - Right of Way
- Exception from Stormwater Minimum Requirements
- Fire Sprinkler Permit
- BNSF Permit (General License or Similar)
- Any State and Federal Permits if applicable

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|---|--|
| <input type="checkbox"/> Possession Shores Master Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Residential Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | <input checked="" type="checkbox"/> DOE Stormwater Manual for Western Washington |

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275 the public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: July 5, 2017

End of Comment Period: July 19, 2017

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. Any person may comment on the application, request a copy of the final decision on the project and obtain information on appeal rights 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.

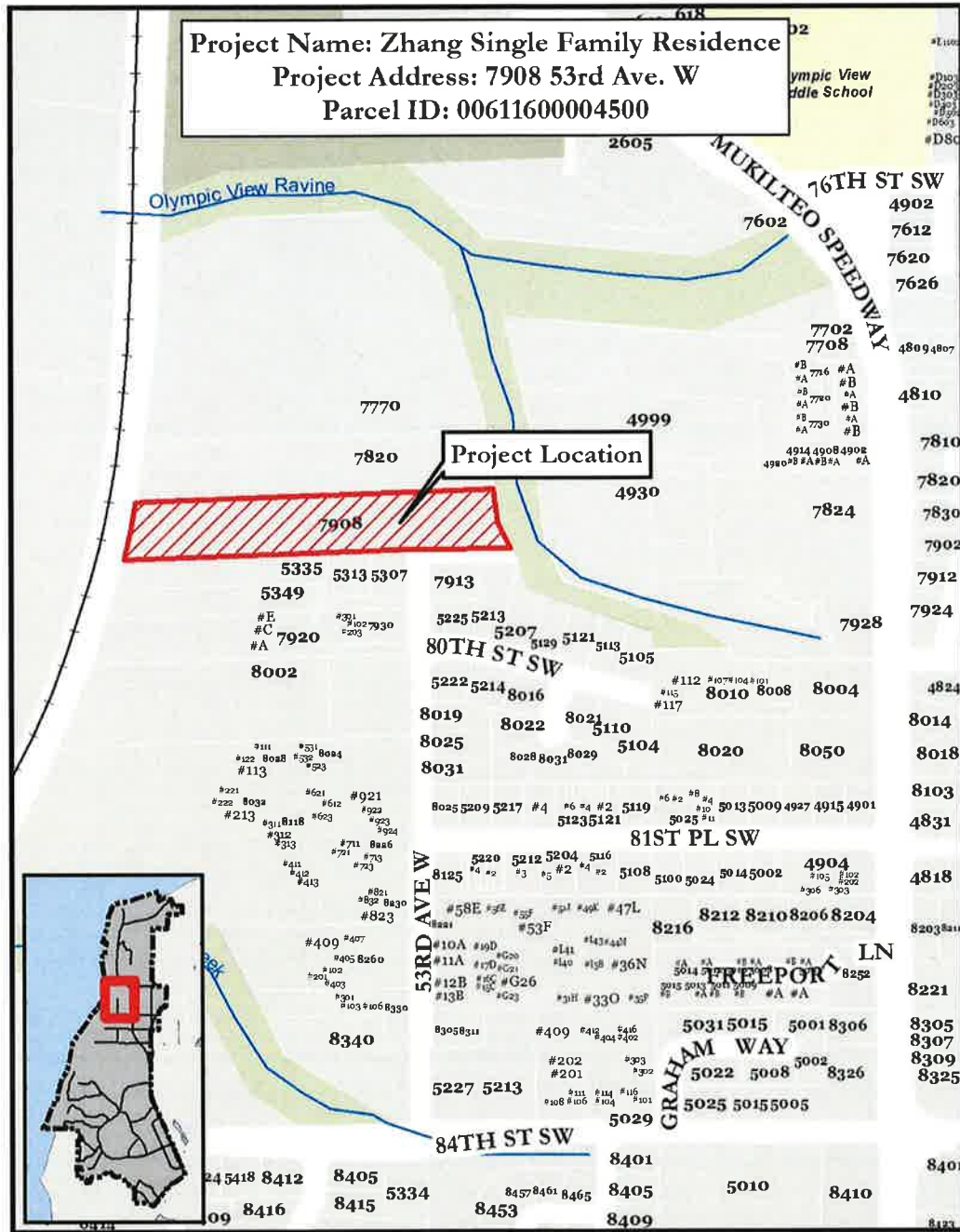
Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 calendar days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Karl Almgren, AICP, Associate Planner (425) 263-8045

Signature:  Date: 6/30/2017
Karl Almgren, AICP, Associate Planner

Location Map



Notice of Application Issued:
Date Advertised:
End of Comment Period:

Wednesday, July 5, 2017
Wednesday, July 5, 2017
Wednesday, July 19, 2017

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Administrator
 Planning Director
 Permit Services Supervisor

Permit Services Assistant
 Property File
 Property Owners within 300'