CITY OF MUKILTEO

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

Notice of Application
for Orca Beverage
at 118XX Cyrus Way
by Mike Bourgeois

Mike Bourgeois applied for a Land Use Permit with the City of Mukilteo on December 4, 2015. The application became complete on May 10, 2016. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2015-006).

Description of Proposal: Construction of a 32,542 square foot building with associated grading, parking, landscaping and frontage improvements located in the Light Industrial (LI) zone.

Location of Proposal: Section 27 Township 28 Range 04 Quarter NW EVERGREEN MANOR NO 3 BLK 000 D-00 LOT F OF HARBOUR POINTE SHOPPING CENTRE BSP REC AFN 9308205002 BEING A PTN LOTS 27 & 28 EXST PLAT; otherwise known as 118XX Cyrus Way, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:
- Environmental Checklist prepared by Mike Bourgeois dated February 1, 2016
- Geotechnical Report prepared by Associated Earth Sciences Incorporated dated March 13, 2015
- Traffic Study prepared by Gibson Traffic Consultants, Inc. dated May 2, 2016
- Drainage Study prepared by Land Development Consultants dated December 7, 2015

List of Required Permits:
- Land Use Permit
- Engineering Permit
- Building Permit
- 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:

☐ Possession Shores Master Plan   ☐ Sector Plan & Amendments

☒ Comprehensive Plan, Shoreline Master Plan   ☒ Mukilteo Municipal Code

☒ International Building Code (2012 Edition)   ☒ City of Mukilteo Development

☒ International Fire Code (2012 Edition)   Standards

Optional DNS Process to be Used:
The City of Mukilteo, as lead agency for this proposal expects to issue a Mitigated Determination of Non-Significance (MDNS) for the proposal. Therefore, the optional DNS process allowed by WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. Project approval may include mitigation measures under Mukilteo Municipal Code 13.12 – Drainage Management. Also, the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Comment Period
The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Associate Planner at (425) 263-8043. 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: Friday, May 20, 2016

End of Comment Period: Monday, June 6, 2016

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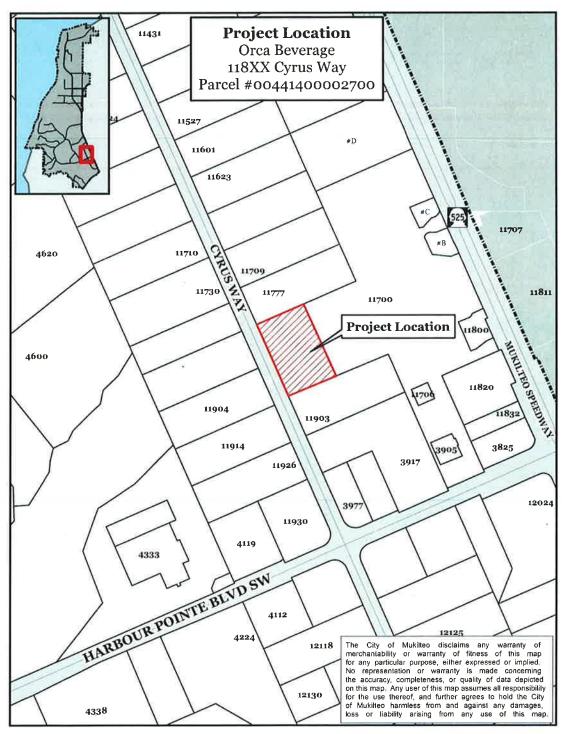
Appeals
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may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

Contact Person: Linda Ritter, Associate Planner   (425) 263-8043

Signature: _Linda Ritter_   Date: _May 12, 2016_
                Linda Ritter, Associate Planner

Location Map

Date Issued: Friday, May, 20, 2016
Date Advertised: Friday, May 20, 2016
End Comment Period: Monday, June 6, 2016

pc: Applicant/Representative   CDD Administrator   Permit Services Assistants (2)
        Reviewing Agencies   Planning Director   Property File
        Interested Parties   Permit Services Supervisor

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