



NOTICE OF APPLICATION

Port of Everett Interim Commercial Parking Lot SH-SDP-2022-002 and FL-DEV-2022-002

Port of Everett applied for a Shoreline Substantial Development Permit and a Flood Development Permit with the City of Mukilteo on August 24, 2022. The application became complete on December 16, 2022. (File Nos. SH-SDP 2022-002 and FL-DEV 2022-002)

Description of Proposal:

Port of Everett proposal to construct an interim commercial parking lot consisting of 99 parking spaces and landscaping in planter boxes on the existing paved area that was the former Washington State Ferry holding lanes. The interim commercial parking lot spaces have been designated as follows: 13 stalls for surrounding businesses employees, 23 stalls for monthly parking and 63 stalls for 72-hour parking. The subject property is located at 707 Front Street and a large portion of the property is located within the 200-foot shoreline urban waterfront area. The property is zone Downtown Business (DB).

A shoreline substantial development permit and floodplain development permit are required.

Location of Proposal: 707 Front Street, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor Parcel Nos. 00451300100100 and legally described as:

Section 04 Township 28 Range 04 Quarter NE & NW FREDRICKSONS ADD TO MUKILTEO BLK 001 D-00 LOT 1-2 BLK 1 SD PLAT TGW VAC ALLEY LY BTW SD LOTS 1-2 SD PLAT & ALSO TGW FRAC LOT 1 BLK 2 SD PLATLY SLY OF 1ST ST & NLY OF BNRR & ALSO TGW TH PTN BLK 1 PLAT OF THOMAS ADD TO TOWN OF MUK DAF - ALL LOTS 1-2 & W 5FT LOT 3 & N 40FT LOTS 6-8 & ALL LOTS 9-10 SD PLAT & ALSO TGW TH PTN VAC ALLEY LYBTW LOTS 1 & 10 & ALSO TGW VAC 16FT WIDE ALLEY R/W LY SLY OF SLY LN LOT 2 & SLY LN OF WLY 5FT LOT 3 & LY NLY OF NLY LN LOT 9 & NLY LN OF WLY 5FT LOT 8 SD PLAT OF THOMAS ADD TO TOWN OF MUK (PER CITY OF MUK ORD NO 1055 REC UND AFN 200209171215) & ALSO TGW S 8FT OF VAC ALLEY LY BTW LOTS 3 THRU 5 & 6 THRU 8 BLK 1 SD PLAT OF THOMAS ADD TO TOWN OF MUK (PER CITY OF MUK ORD NO 1211 REC UND AFN 200811190267) LESS R/W TO ST OF WA PER WD REC AFN 202109030014 ALSO TGW THAT PTN SURPLUS ST HWY R/W DAF TH TN LOTS 1 THRU 6 INCL BLK 1 FOWLERS ADD TOWN MUK LY WHN A TR LAND BAP OPP HES TF101+52.15 ON THE TF LN SURV SR 525 MUK FERRY TERMINAL LINCOLN TO PAR VIC & 57.50FT NLY THFR SD PT BEING ON ELY BDY OF BLK 1 SD PLAT TH WLY PLW SD TF LN SURV TAP OPP HES 100+78.73 THON SD PT ALSO BEING A PT OF CRV TO R HAV A RAD OF 25.5FT TH WLY ALG SD CRV 10.73FT TAP OPP HES TF 100+68.32 ON SD LN SURV & 59.73FT NLY THFR TH NWLY TAP OPP HES TF 100+59.85 ON SD LN SURV & 98.61FT NLY THFR TH WLY TAP OPP HES TF 100+47.66 ON SD LN SURV & 101.40FT NLY THFR TH NLY TAP OPP HES 10+58.54 ON SR 525 LN SURV OF SD HWY & 22.5FT ELY THFR SD PT BEING ON NLY BDY OF SD BLK 1 TH ELY ALG SD NLY BDY TAPOPP

10+42.59 ON SD SR 525 LN SURV & 106.16FT ELY THRR SD PT BEING THE NE COR SD BLK 1 TH SLY ALG ELY BDY OF SD BLK 1 & ITS EXT THOF TO POB PER QCD REC AFN 202109070459

Environmental Documents Prepared for the Proposal:

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

- Determination of Nonsignificance (DNS) issued by the Port of Everett on December 13, 2022.
- Environmental Checklist (SEPA) dated November 1, 2022, prepared and signed by Laura Gurley, Director of Planning, Port of Everett. Port of Everett will be SEPA lead agency.
- Trip Generation and Mitigation Fees Memorandum dated November 10, 2022, prepared by Matthew Palme, P.E. of Kimley Horn and Associates, Inc.

List of Required Permits:

- Shoreline Substantial Development Permit
- Floodplain Development Permit
- Right-of-Way Permit
- 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 checked="" type="checkbox"/> Downtown Business District Subarea Plan |
| <input checked="" type="checkbox"/> Mukilteo Municipal Code | <input checked="" type="checkbox"/> International Building Code (2018 Edition) |
| <input checked="" type="checkbox"/> Mukilteo Development Standards | <input checked="" type="checkbox"/> International Fire Code (2018 Edition) |
| <input checked="" type="checkbox"/> Shoreline Master Program | |

State Environmental Policy Act (SEPA):

The Port of Everett, as the SEPA lead agency, in accordance with WAC 197-11-926 and WAC 197-11-928 issued a DNS on December 13, 2022.

Comment Period:

As provided for in MMC section 17B.13.090(B)(5), a thirty (30) calendar day public comment period follows the date of the Notice of Application. The thirty (30) day public comment period was initiated January 26, 2023, with the posting of the Notice of Application in a conspicuous manner on the property in accordance with MMC 17B.13.100(A)(2). The thirty (30) calendar day public comment period shall conclude 4:30PM, February 27, 2023.

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.

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).

City Hall is currently open Monday and Wednesday from 7:30 AM-5:00 PM, Tuesday and Thursday from 10:30 AM – 5:00 PM. The building is closed for lunch from 12-1 PM and closed to the public on Fridays.

This application and all supporting documents (File No. SH-SDP 2022-002 and FL-DEV 2022-002) are available for public review on the City’s website at <http://www.mukilteowa.gov/land-use-action-notice>, or contact City Hall at (425) 263-8000.

Public Hearing:

There will not be a Public Hearing for this project.

Appeals:

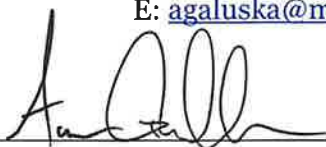
An appeal of this decision must be filed by a Party of Record within 21 calendar days of the “date of filing” with the Department of Ecology (Ecology) as defined in RCW 90.58.140(6). Appeals must be delivered to the State Shoreline Hearings Board by the above date at P.O. Box 40903, Olympia WA 98504-0903.

Any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).

Only parties of record may file an 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).

Timeline:	Date Issued:	Thursday, January 26, 2023
	Date Advertised:	Thursday, January 26, 2023
	End Comment Period:	30 days February 27, 2023 (4:30pm)

Staff Contact: Andrew Galuska, Community Development Director
T: (425) 263-8084
E: agaluska@mukilteowa.gov

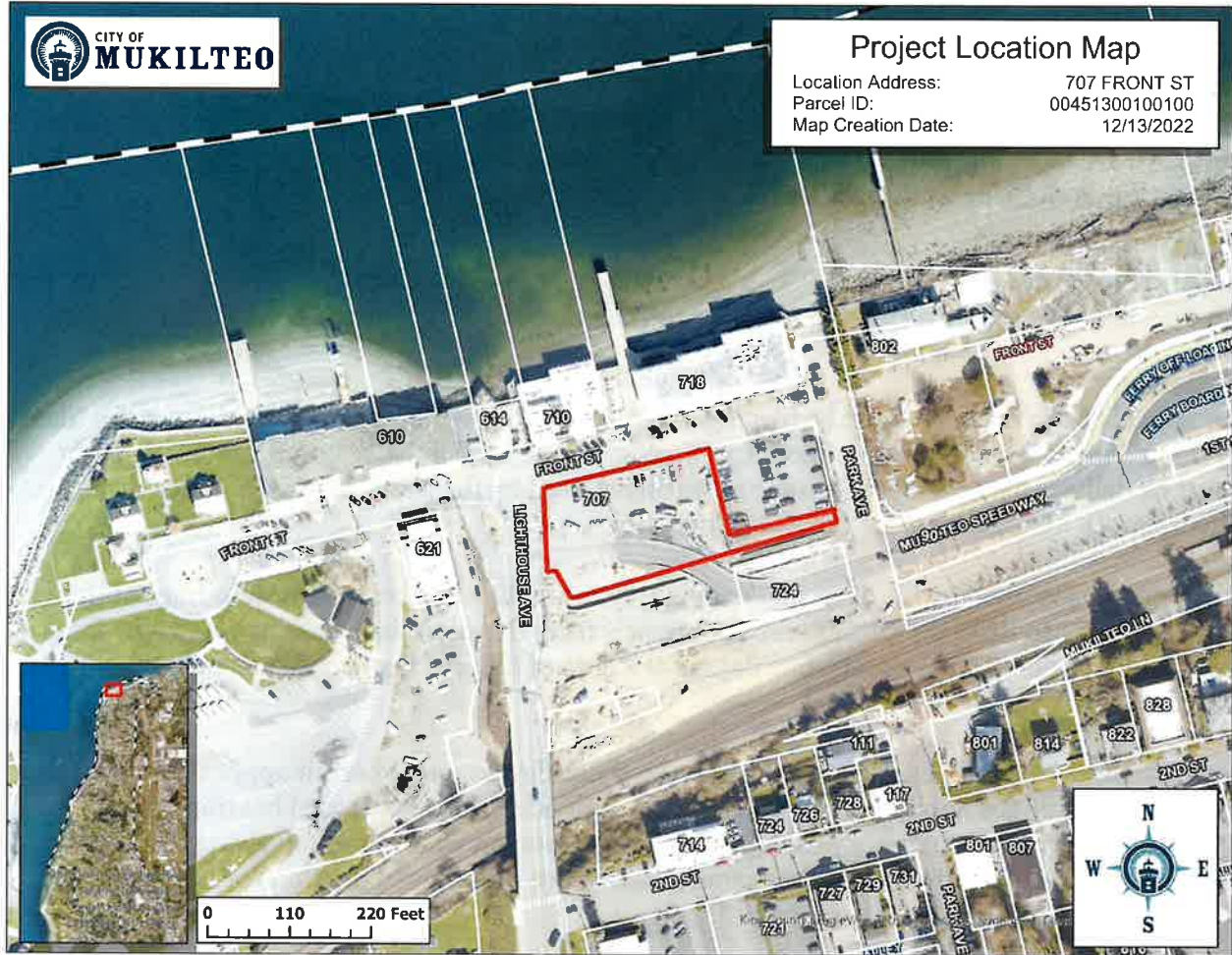
Signature: 
Andrew Galuska,
Community Development Director

Date: 1/23/23



Project Location Map

Location Address: 707 FRONT ST
 Parcel ID: 00451300100100
 Map Creation Date: 12/13/2022



Location Map

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Personnel
 Project File