



Revised Determination of NonSignificance for Saratoga 44 LLC Major Modification

Prepared in Compliance with
The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Mukilteo Municipal Code (MMC) Chapter 17.84

Date of Issuance: September 9, 2019
Lead Agency: City of Mukilteo
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Agency File No: PPR-2019-001

Description of Proposal

The applicant has requested a second “major modification” to a previously approved land use development permit for a multi-family residential development project. In brief, the project history is as follows.

- City of Mukilteo issued a Notice of Decision for the original project (PPR-2013-008) on March 26, 2014, approving development of 44 dwelling units divided between 10 single family detached cottage housing units, two dwelling units in one duplex buildings and 32 flat-style condominiums in four 4-story buildings over 1 story for parking.
- Phase 1 is now complete and consists of 12 of the 41 units including eight single-family detached cottage housing units and four dwelling units in two duplex buildings.
- The project was modified in 2017 (PPR-2017-002). The modification reduced the number of authorized dwelling units from 44 to 41.
- Phase 2, as currently approved under the modification (PPR-2017-002), features 29 townhomes in 10, three-story buildings.
- In total 14 of the 29 total units that comprise Phase 2 have been constructed, and 15 of the 29 total units for Phase 2 remain to be built.

This major modification proposes to revise the building type for the remaining 15 dwelling units from townhomes to flat-style condominiums.

As proposed, the remaining 15 dwelling units will be built in two, four-story buildings with a similar road configuration as has been previously approved. The total number of dwelling units proposed, 41 total, remains the same. The applicant's current proposal reverts back to constructing four story buildings that have been previously analyzed under SEPA.

This project is located within the MRD (Multi-Family Residential – 13 Dwelling Units per Acre) zoning district.

Location of Proposal – Snohomish County Parcel ID: 00611600005402; commonly known as 8002 53rd Ave West, Mukilteo, WA 98275. The specific location of the revision is located west the developed cottages on Parcel #1 and townhomes on Parcel #2 of Mukilteo LLA-2015-002, recorded under AFN 201703145001.

Applicant – Greg Krabbe on behalf of Saratoga 44 LLC

Determination – City of Mukilteo hereby revises its SEPA threshold determination of NonSignificance issued on October 22, 2013, and the addendum to the determination issued August 11, 2017, to reflect the submittal of a new SEPA Environmental Checklist prepared June 13, 2019.

City of Mukilteo reviewed to the following environmental documents in order to evaluate the cumulative environmental impacts of the proposal as modified:

- Environmental Checklist prepared June 13, 2019;
- Geotechnical Letter prepared by The Riley Group, Inc. dated January 14, 2019;
- Addendum to the Determination of NonSignificance dated August 11, 2017;
- Determination of NonSignificance dated October 22, 2013;
- Environmental Checklist prepared October 4, 2013
- Geotechnical Report prepared by E3RA, Inc. dated September 30, 2013;
- Eagle Nest Determination prepared by Acre Environmental Consulting, LLC; dated November 11, 2013;
- Preliminary Wetland Stream Report prepared by Confluence Environmental Company; dated March 20, 2013;
- Stormwater Pollution Prevention Plan (SWPPP) prepared by CHP Consultants; and
- Storm Drainage Report prepared by CHP Consultants dated April 12, 2017, revised January 9, 2019.

Based on supplemental information provided, the City of Mukilteo has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

Conclusion – This Revised DNS is based on the following findings:

- The original proposal (PPR-2013-008) included development of a 4.95-acre lot zoned MRD pursuant to the Cottage Housing standards in Mukilteo Municipal Code 17.51.056, with 2.01 acres of the site designated as a Native Growth Protection Area due to steep slopes. At that time, the approved proposal consisted of 44 total dwelling units including eight single-family detached cottage residences, four dwelling units in a two duplex residences and 32 flat-style condominiums in four, 4-story buildings.
- The cottage housing component of the proposal (Phase 1) consisting of 12 total units, eight cottage housing units and two duplex residences, has been constructed.
- A major modification (PPR-2017-002) to the original proposal was approved October 12, 2017. This modification provided for Phase 2 to consist of 29 units in ten 3-story buildings (rather than 32 flat style condominiums in four 4-story buildings).
- 14 of the 29 dwelling units authorized under Phase 2 (as modified by PPR-2017-002) have been constructed.
- Under what is currently authorized, 15 townhomes in six, 3-story buildings remain to be constructed.
- On January 22, 2019, the applicant submitted a second major modification proposal.
- This second major modification proposal, if approved, would revise the building type for the remaining 15 dwelling units from townhomes to flat-style condominiums. The remaining 15 dwelling units would be constructed in two, 4-story buildings.
- Four story flat style condominiums were contemplated and approved with the original proposal (PPPR-2013-008).
- The total number of dwelling units for all phases of the development proposal between what is currently authorized (PPR-2017-002) and what is now proposed remains the same at 41 dwelling units.
- The total number of dwelling units (43 dwelling units) originally authorized (PPR-2013-008) is more than what is currently proposed for all phases of the current development proposal (41 dwelling units), if this second major modification is approved.
- Total disturbed area for the new proposal, 2.95 acres, remains unchanged from the previous approval.
- Total lot coverage for the new proposal, 0.98 acres (19.7%), increases from the previous approval, 0.86 acres (17.3%).
- Total hard surface coverage for the new proposal, 2.01 acres (40.5%), increases from the previous approval, 1.80 acres (36.3%).

Comment Period and Appeal – This “modified/ revised” DNS is issued under WAC 197-11-

340(2)(f). A modified DNS may be used if the proposal does not substantially change the analysis of significant impacts and alternatives contained in the existing environmental document.

The DNS for this proposal is “modified/revised” by having new information and environmental documentation available to review the proposal. This modified/revised DNS does not require an additional public comment or appeal period. The decision is not subject to appeal. Agencies and the Department of Ecology are being provided with this decision and revised SEPA checklist.

Date of Issuance: September 9, 2019
Contact Person: Garrett Jensen, Associate Planner, 425.263.8046
Responsible Official: David Osaki, Community Development Director

Signature: 
Dave Osaki, Community Development Director

Date: 9/15/19