



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

Notice of Application

SRS Construction Reasonable Use Single-Family Residence

Parcel No. 00596901100100

(RUP-HE-2022-001, ENG-2022-007, SEPA-2022-005, CAR-2022-011 and VAR-2022-001)

Jan Hromada of Lev Architecture, on behalf of SRS Construction, applied for a Reasonable Use Permit and Variance with the City of Mukilteo on March 16, 2022. The application became complete on October 26, 2022.

Description of Proposal: This is a proposal by SRS Construction to construct a new three (3) story, wood framed, single family home with attached garage and partial daylight basement on a property located at 4th St. (Parcel ID 00596901100100) with associated grading. The parcel is approximately one (1) acre in size and contains critical areas including steep slopes, a wetland and a stream. The applicant is proposing a reduction in the wetland buffer requirements and a reduction in the required front and steep slope setbacks. The reduction in the setback requirements require approval from the Hearing Examiner after a public hearing. A SEPA permit is required based on the impacts to the wetland buffer.

Location of Proposal: Snohomish County Assessor Parcel No. 00596901100100:

THOMAS ADD TO MUKILTEO BLK 011 D-00 - LOTS 1 & 2 & 5-6-7-8 TGW TH PTN VAC ALLEY, 4TH ST & PARK AVE PER CITY OF MUK ORD #1055 REC AFN 200209171215

Environmental Documents Prepared for the Proposal:

- SEPA Checklist prepared by Jan Hromada, dated March 17, 2022
- Wetland and Stream Delineation Report prepared by SoundEarth Strategies, dated March 7, 2022.
- Conceptual Mitigation Plan prepared by SoundEarth Strategies, dated March 8, 2022
- Geotechnical Engineering Study prepared by Geotech Consultants, INC. dated August 11, 2021
- Slope Stability Considerations prepared by Geotech Consultants, INC. dated February 14, 2022

List of Required Permits:

- Reasonable Use Permit
- Engineering Permit
- SEPA Determination
- Building 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"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (edition to be determined by time of application) | <input checked="" type="checkbox"/> Mukilteo Development Standards |

International Fire Code (edition to be determined by time of application)

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> (RUP-HE-2022-001, ENG-2022-007, SEPA-2022-005, CAR-2022-011 and VAR-2022-001). The public is invited to submit written comments on the project to the Community Development Department by **4:30 PM on November 23, 2022**. Comments must be delivered by mail, in person, personal delivery to the drop box outside City Hall or by email to skress@mukilteowa.gov. City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275. City Hall hours are Monday and Wednesday 7:30 a.m.-5:00 p.m.; Tuesday and Thursday 10:30 a.m.-5:00 p.m.; closed for lunch from 12:00-1:00 p.m.; and closed on Friday.

The City will not act on this application until the end of the 14-day public comment period. 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 be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals

The final decision on this project is not administratively appealable. An appeal must be filed within 21 days after the final decision on the project is issued at the Snohomish County Superior Court at 3000 Rockefeller Ave., Everett, WA 98201.

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).

Staff Contact: Sarah Kress, Assistant Planner

Email: skress@mukilteowa.gov

Signature: *Sarah Kress*
Sarah Kress, Assistant Planner

Date: November 9, 2022



Location Map

Date Issued: Wednesday, November 9, 2022

Date Advertised: Wednesday, November 9, 2022

End Comment Period: Wednesday, November 23, 2022

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Coordinator
 Permit Services Assistants (2)

Property File
 Property Owners (300')

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