



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

Notice of Application and Optional SEPA Notice

Loney 2-Lot Short Plat
SP 2019-001
1603 Debreton Lane

Larry Throndsen applied for a 2-lot Short Plat with the City of Mukilteo on June 18, 2019. The application became complete on July 25, 2019.

Description of Proposal: This is a proposal to subdivide 0.45 acres into two (2) lots on property zoned RD7.5 with associated grading, wetland buffer enhancement and drainage improvements.

Location of Proposal: 1603 Debreton Lane

Optional DNS Process to be Used:

The City's State Environmental Policy Act (SEPA) responsible official has a reasonable basis for determining that significant adverse impacts are unlikely and/or can be mitigated, and expects to issue a Mitigated Determination of Non-Significance (MDNS) pursuant to the optional DNS process under Washington Administrative Code 197-11-355 and Mukilteo Municipal Code (MMC) 17.84.105. **This may be the only opportunity to comment on the environmental impacts of the proposal.** Project approval may include mitigation measures under MMC Chapter 13.12 – Drainage Management and MMC Chapter 17.52 – Critical Areas Regulations, 17.52B – Wetland Regulations and 17.52C - Fish and Wildlife Habitat Conservation Areas (Outside Shoreline Jurisdiction). Also, the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Larry Throndsen dated June 25, 2019
- Critical Areas Study and Buffer Enhancement Plan prepared by Wetland Resources dated October 17, 2018
- Geotechnical Engineering Evaluation – Revised prepared by Nelson Geotechnical Associates, Inc. dated December 2, 2016
- Drainage Report for Loney 2-Lot Short Plat prepared by J.C. McDonnell Engineering, P.C. dated May 31, 2019

List of Required Permits:

- Engineering
- Preliminary Short Plat Approval
- 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 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 type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input type="checkbox"/> International Fire Code (2015 Edition) | |

Mitigation Measures Being Considered

Measures being considered to mitigate environmental impacts if an MDNS is issued include:

1. The applicant shall comply with the Critical Areas Study and Buffer Enhancement Plan prepared by Wetland Resources dated October 17, 2018, for any permanent or temporary impacts to the wetland and its associated buffer, unless the mitigation plan is otherwise subsequently modified and approved by all applicable regulatory agencies.
2. Mitigation plantings shall be installed in accordance with the approved Mitigation Plan, and shall be subject the following:
 - a. The mitigation and/or buffer enhancement site(s) shall be monitored for a minimum of five (5) years. The monitoring period required by the City may be extended an additional two (2) years if the wetland or stream buffer is not performing as expected by the mitigation or enhancement plan. The monitoring reports shall be submitted on August 1st of each year during the monitoring period. Monitoring reports shall follow the recommendations contained in the Department of Ecology's publication "Guidance on Wetland Mitigation in Washington State," Part Two.
 - b. The applicant shall be responsible for ensuring that the reports are prepared, submitted, and any corrections are made as required by the reports or the City.
 - c. Prior to issuance of an engineering permit, all plantings associated with a project permit shall require the submittal of an acceptable maintenance agreement to warrant all required plantings against defects in labor and materials for a period of five (5) years after acceptance of those improvements by the City.
 - d. All plantings shall be maintained in healthy growing condition. A final inspection will be performed at the end of the five-(5) year period and any dead, dying or diseased plant material shall be replaced prior to release from the agreement.
3. Minor modifications of the mitigation plans submitted may be approved by the Community Development Director if the modifications do not change the findings of fact or the conditions of approval.
4. A geotechnical addendum shall be prepared for the single-family residential lot with the submittal of a building permit application addressing soil characteristics, underlying geology, conclusions and recommendations for grading procedures, analysis of the overall slope stability, seismic stability in both dry and saturated conditions, a description of the hydrology of the lot, and recommendations and mitigation conditions regarding the lot. All development shall proceed in accordance with the recommendation of the report. A note to this effect shall be placed on the face of the Final Plat.
5. Noise from construction activity that is audible beyond the property lines of the project site shall not be allowed between the hours of six (6) p.m. to seven (7) a.m. on weekdays, six (6) p.m. to nine (9) a.m. on Saturdays and all day on Sundays and holidays.
6. Construction, grading, and associated site development shall follow recommendations presented in approved stormwater report prepared for the Loney 2-Lot Short Plat.

7. The applicant shall comply with all other applicable codes, regulations and requirements.

Comment Period

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo WA 98275. (File No. PPR-2019-004). The public is invited to submit written comments on the project to the Community Development Department at the above address **by 4:30 PM on Friday, August 23, 2019.**

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 parties of record may initiate an administrative 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).

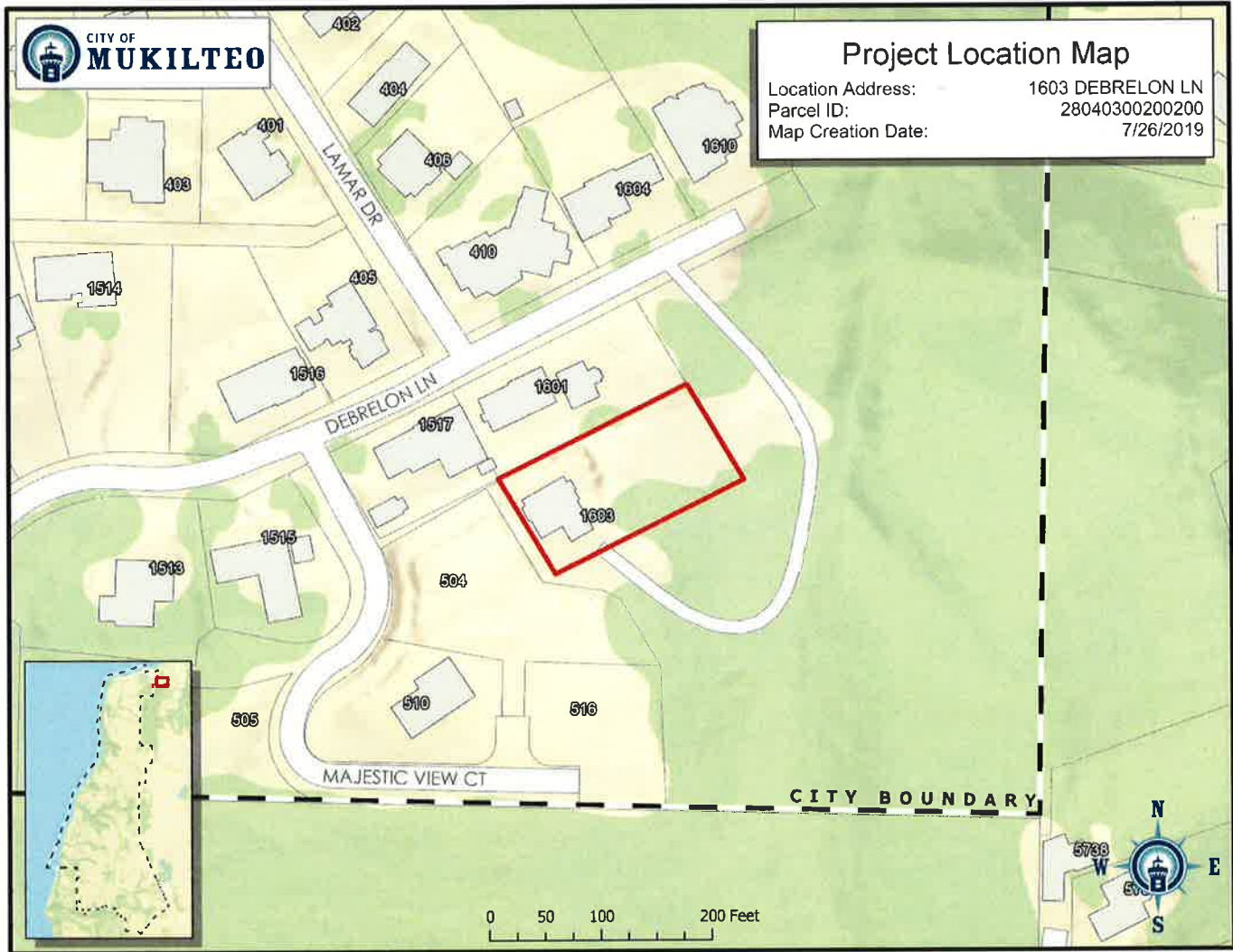
Staff Contact: Linda Ritter, Senior Planner

(425) 263-8043

Email: lr Ritter@mukilteowa.gov

Signature:  _____
Linda Ritter, Senior Planner

Date: 8/7/19



Location Map

Date Issued: Friday, August 9, 2019
Date Advertised: Friday, August 9, 2019
End Comment Period: Friday, August 23, 2019

pc:	Applicant/Representative	CDD Director	Property Owners (300')
	Reviewing Agencies	Permit Services Personnel	
	Interested Parties	Project File	

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