



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

## Notice of Application

### Mundorf Critical Area Review 8xx 8<sup>th</sup> Street

**Terrence and Marina Mundorf** applied for State Environmental Policy Act (SEPA) Review with the City of Mukilteo on August 17, 2020. The application became complete on September 14, 2020. (File Nos. SEPA-2020-007/CAR-2020-001/ENG-2020-006)

**Description of Proposal:** This is a proposal to fill an on-site 3,432 square foot Category IV wetland for the future construction of a single-family residence.

The applicant was previously granted conceptual approval to fill the on-site wetland and mitigate by creating an off-site wetland in a high-value watershed as identified in the City of Mukilteo's Critical Area Mitigation Program (CAMP). The applicant received approval by the City Council to move forward with the proposed CAMP project on February 13, 2017.

The applicant has since received approval from the U.S. Army Corps of Engineers to fill the existing wetland. This environmental review will allow for the application of future construction permits to fill the on-site wetland and to create the wetland in Japanese Gulch, located within the City of Everett. The new wetland in Japanese Gulch includes the creation of 5,162 sq. ft. of wetland and enhancement of 6,649 sq. ft. of associated wetland buffer.

**Location of Proposal:** Parcel No. 00527503900500, MUKILTEO PLAT OF BLK 039 D-00 LOTS 5,6,7,8; otherwise known as 8xx 8<sup>th</sup> Street.

#### **Environmental Documents Prepared for the Proposal:**

- Environmental Checklist prepared by Jeff Mallahan dated August 14, 2018 and submitted August 19, 2020
- Small Site Drainage Report Mundorf SFR prepared by Elias J. Troutman, E.I.T. and checked by Joseph M. Smeby, PE dated January 2020 and submitted August 19, 2020
- U.S. Army Corps of Engineers Permit NWS-2017-602, issued on March 2, 2018
- Biological Evaluation for Informal ESA Consultation dated June 30, 2017 and submitted August 19, 2020
- Critical Area Study and Mitigation Plan for Mundorf - 8<sup>th</sup> Street prepared by Wetland Resources, Inc. dated July 21, 2017

#### **List of Required Permits:**

- SEPA Determination
- Engineering Permit
- City of Everett permits for wetland creation
- Any applicable State and Federal Permits

**Applicable Policies and Requirements**

The project will be reviewed for consistency with the following policies, standards and regulations:

- Possession Shores Master Plan
- Comprehensive Plan, Shoreline Master Plan
- International Building Code (2015 Edition)
- International Fire Code (2015 Edition)
- Sector Plan & Amendments
- Mukilteo Municipal Code
- Mukilteo Development Standards

**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-notice> (File No. SEPA-2020-007/CAR-2020-001/ENG-2020-006). The public is invited to submit written comments on the project to the Community Development Department by **4:30 PM on Friday, October 9, 2020**. Due to COVID-19, staff are unable to accept comments in person at this time. Comments must be delivered by mail, personal delivery to the drop box outside City Hall or by email to [lrutter@mukilteowa.gov](mailto:lrutter@mukilteowa.gov). City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275.

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

**Email:** [lrutter@mukilteowa.gov](mailto:lrutter@mukilteowa.gov)

Signature:   
Linda Ritter, Senior Planner

Date: 9/23/2020

## Location Map



**Date Issued:** Friday, September 25, 2020  
**Date Advertised:** Friday, September 25, 2020  
**End Comment Period:** Friday, October 9, 2020

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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