



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

## Notice of Application for Zhang Short Plat at 7908 53<sup>rd</sup> Ave West by Fred Baxter, AIA

**Fred Baxter**, on the behalf of **Zhang Family LLC**, submitted an application for a Land Use Development Permit for a Preliminary Short Plat with the City of Mukilteo on December 4, 2017. The application became complete on December 20, 2017. This application and all supporting documents are available at City Hall for public viewing. (File No. SP-2017-002)

**Description of Proposal:** Subdivide a 3.9 acres lot into a three-(3) lot single-family residential short plat with associated grading, stormwater drainage improvements, and private road improvements. The proposal includes dedication of land for Native Growth Protection Areas. The stormwater drainage improvements include an exception request to the Minimum Stormwater Requirements.

A previous Notice of Application (SFR-SEPA-2017-001) regarding this property was issued on July 5, 2017 for the construction of a single-family residence, greater than 1,000 cubic yards of grading, and a stormwater exemption request. This previous application is still pending; however the exception request to the Minimum Stormwater Requirements will be reviewed with the Zhang Short Plat Application.

**Location of Proposal:** WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 LOT 45 THAT PART TR 45 LY WLY OF E LN TR 52 EXTENDED ACROSS SD TR THAT PART OF TRT 45 LY ELY OF E LNOF TR 52 EXTENDED ACROSS SD TRT SUBJ TO ESE TO PUD 1; otherwise known as 7908 53<sup>rd</sup> Ave West, Mukilteo, Washington.

### List of Required Permits

- Land Use Permit
- Building Permit
- Engineering Permit
  - Grading and Land Clearing
  - Stormwater Permit
  - Right of Way
- Exception from Stormwater Minimum Requirements
- Fire Sprinkler Permit
- BNSF Permit
- Any State and Federal Permits if applicable

### Environmental Documents Prepared for the Proposal

- Drainage Report prepared by Site Development Services dated June 1, 2017
- Geotechnical Report prepared by Nelson Geotechnical Associates, dated June 16, 2016

**Environmental Determination:** The City of Mukilteo anticipates issuing a SEPA Addendum per WAC 197-11-625 regarding the request for the stormwater exception to the Determination of Non-Significance issued August 25, 2017 under file SFR-SEPA-2017-001.

**Applicable Policies and Requirements**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan     | <input checked="" type="checkbox"/> Mukilteo Municipal Code                      |
| <input checked="" type="checkbox"/> International Residential Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards       |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition)        | <input checked="" type="checkbox"/> DOE Stormwater Manual for Western Washington |

**Comment Period**

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275 the public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

**Notice of Application Issued: Thursday, January 18, 2018**

**End of Comment Period: Thursday, February 1, 2018**

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. Any person may comment on the application, request a copy of the final decision on the project and obtain information on appeal rights 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.

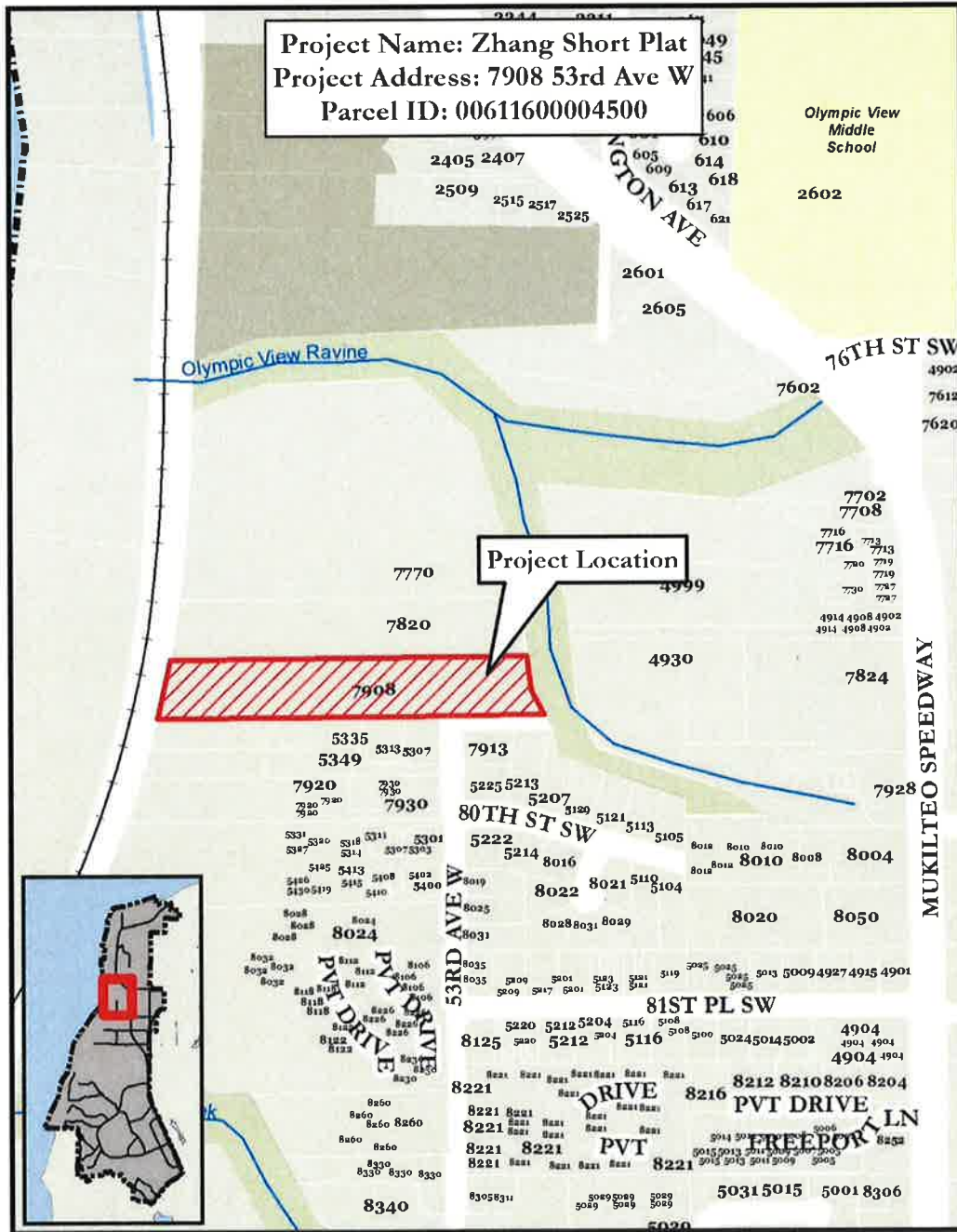
**Appeals**

The final decision on this project is administratively appealable. An appeal must be filed within 14 calendar days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

**Contact Person:** Karl Almgren, AICP, Associate Planner (425) 263-8045

Signature:  Date: 1/18/18  
Karl Almgren, AICP, Associate Planner

## Location Map



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pc: Applicant/Representative  
 Reviewing Agencies  
 Interested Parties

Planning Manager  
 CDD Director  
 Permit Services Supervisor

Permit Services Assistant  
 Property File  
 Property Owners within 300'