



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: January 16, 2018

	Alderwood Water District – (Dan Sheil / Scott Smith)	X	Puget Sound Clean Air Agency (Beth Carper)
X	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)	X	Puget Sound Regional Council
	City of Everett (Allan Giffen)	X	Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor’s Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Fire District #1 (Kevin Zweber)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering “In-Box”)		Snohomish Co. Planning & Dev. Svc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(<i>Postcard/Notice only</i>)		Snohomish Co. Public Works (Deb Werdal)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes – (Zachary Lamebull)
X	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes – (Richard Young)
X	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
X	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Mike Pattison)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)	X	WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)	X	WSDOT Ferries(Kojo Fordjour) (<i>Shoreline Only</i>)
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)	X	WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission (<i>Postcard Only</i>)
X	National Marine Fishery Service		Adjacent Property Owners
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person (<i>Notice Only</i>)
	Ogden, Murphy, Wallace (Angela Summerfield) (<i>Ordinances Only</i>)	X	Parties of Interest
X	Pilchuck Audubon Society (Karen Snyder)	X	Parties of Record
X	Port of Everett (Graham Anderson)	X	Property Owners within 300’ (<i>Postcard/Notice Only</i>)
			Other:

FILE NO.: SP-2017-002

PROPONENT: Fred Baxter, AIA

PROJECT NAME: Zhang Short Plat

PROJECT DESCRIPTION: Subdivision of a 3.9 acres lot into three (3) single-family lots with request for exception from the Stormwater Minimum Requirements.

FILE NO: SP-2017-002

PROPONENT: Fred Baxter, AIA


PROJECT NAME: Zhang Short Plat

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
X	DNS (August 25, 2017)	X	Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application	X	Vicinity Map
	Narrative Statement(s)		Other:

NOTE: 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.

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, February 1, 2018 to Karl Almgren, AICP, Associate Planner City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


 Karl Almgren, AICP
 Associate Planner


 Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: _____

 Signature

 Date

 Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION **YES** **NO**



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

Notice of Application for Zhang Short Plat at 7908 53rd 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 53rd 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.

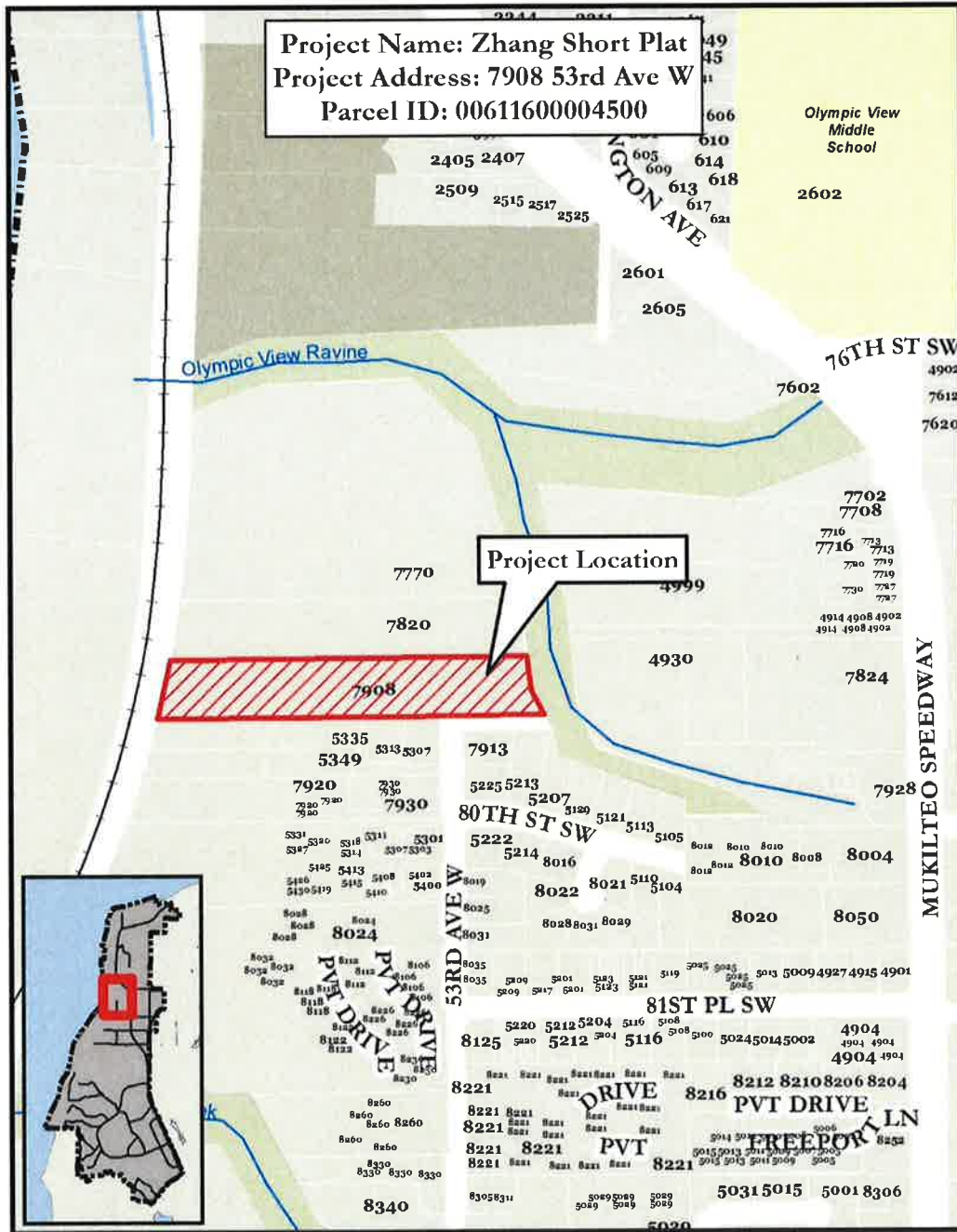
Appeals

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



Notice of Application Issued:
End of Comment Period:

Thursday, January 18, 2018
Thursday, February 1, 2018

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

Planning Manager
 CDD Director
 Permit Services Supervisor

Permit Services Assistant
 Property File
 Property Owners within 300'



11930 Cyrus Way Mukilteo, WA 98275
Fax (425) 212-2068

DEC 04 2017 *DL*

Land Use Permit Application

PPR # _____
SEPA # _____
Misc # _____

Applicant:	<u>Zhang Family LLC</u>	Owners:	<u>Zhang Family LLC</u>
Address:	<u>9800 Harbour Place, Suite 205</u>	Address:	<u>7820 53rd Ave. W</u>
	<u>Mukilteo, WA 98275</u>		<u>Mukilteo, WA 98275</u>
Phone:	<u>425-348-3975</u>	Phone:	<u>425-348-3975</u>

Project Address: 7908 53rd Ave. W, Mukilteo, WA 98275

Legal Description of Property: See Attached

Key Contact Person:	<u>Fred Baxter</u>	Phone:	<u>425-348-3975</u>
		Email:	<u>fred@baxterarchitects.com</u>

Project Type:

- | | | |
|---------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: <u>Single-Family Residential</u>	Proposed Use: <u>Single-Family Residential</u>
Total Site Area: <u>170,261 SF (3.91 acres)</u>	Landscaping Area: <u>See Landscape Plan</u>
Building Foot Print Area: <u>12,530 SF*</u>	Water District: <u>Mukilteo</u>
Lot Coverage: <u>7%*</u>	Sewer District: <u>Mukilteo</u>
Parking Provided: <u>2 stalls/unit minimum*</u>	# of Proposed Units: <u>3 proposed, 1 existing (tbr)</u>
Building Height: <u>30' maximum*</u>	Comp Plan Designation: <u>SFR-L</u>
Gross Floor Area by Uses: <u>20,000 SF*</u>	Zoning: <u>RD 12.5</u>

*Combined approximate areas for the three new SFR's on Lot 1, 2 & 3.

Pre-application Meeting Held: (Y/N; date) Yes; June 23, 2016

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

	<u>12.3.17</u>
Applicant/Authorized Agent Signature	Date

	<u>Dec. 1st. 2017</u>
Owners Signature	Date

Legal Description

TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEC 04 2017 *21*



11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000
Fax (425) 212-2068

Supplemental Application Form

- Formal Subdivision
- Short Subdivision
- Cottage Development
- Lot Line Adjustment
- Binding Site Plan

Date: _____ Application Number: _____

Fee Received: \$ _____ Cash Check Other Receipt #: _____

1. Name of Project: Zhang Short Plat

2. Applicant is: Owner Authorized Agent for Owner

Name: Zhang Family LLC

Address: 9800 Harbour Place, Suite 205

Mukilteo, WA 98275

Phone: 425-348-3975

3. Licensed Land Surveyor: Matthew J. Schneiders

Address: 5205 S 2nd Ave., Suite A

Everett, WA 98203

Phone: 425-252-1884

License Number: 32441

4. Legal Description of Subdivision (may be attached): See Attached

5. Assessor's Tax Number of all property involved in the application:
006116-000-045-00

6. Existing Zoning: RD 12.5 Number of Acres: 3.91 acres
7. Lots per Acre: 0.77 lots/acre Approx. Size of Lots in Acres: 1.03 acres
8. Number of Proposed Lots/Units: 4 lots/units
9. Current Use of Property: Single-Family Residential
10. Amount of fill and/or excavation expected for the completed project:
1.221 CY (SEPA review may be required as part of the project's review for fill and excavation exceeding exempt levels.)
11. Dedications to Public:
- A. Streets in lineal feet: N/A In Acres: N/A
 - B. Parks in Acres: N/A
 - C. Waterfront Access in lineal feet: N/A
 - D. Other: N/A
12. Show method of handling utilities:
- A. Check one: Public Water -Mukilteo Other _____
 - B. Check one: Public Sewer -Mukilteo Other _____
13. Describe the methodology used in the design of the stormwater detention / water quality system proposed for the development: Detention was determined infeasible by engineer due to cost of a deep vault. Site runoff will be piped to GNRR ROW to a proposed dispersal system.
14. Describe the type and size of the stormwater facility used in the proposed development: N/A

This project is submitted to the City of Mukilteo for the purpose of obtaining its approval in accordance with the Laws of the State of Washington, Chapter 271, extraordinary session of the 1969 Legislature, and Ordinance No. 350 of the City of Mukilteo.

The information given is said to be true under the penalty of perjury by the Laws of the State of Washington.

Signatures: Owner* [Signature] Date Dec. 1st, 2017

Owner* _____ Date _____

Agent for Owner [Signature] Date 12.3.17

Engineer/Surveyor Matthew Schneider Date 12/17 12-1-17

License Number 32441

Stamp - Land Surveyor or Civil Engineer:



* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

Legal Description

TRACT 45, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, AS PER PLAT
RECORDED IN VOLUME 7 OF PLATS, ON PAGE 12, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



**DETERMINATION OF
NONSIGNIFICANCE (DNS)**
for Zhang Single-Family Residence
at 7908 53rd Ave West
by Fred Baxter, AIA

Description of Proposal: The proposal is for single-family dwelling with approximately 10,150 square feet of living space and approximately 1,500 square feet of garage space with associated access and landscaping. The proposal identified grading quantities of 1,158 cubic yards of cut and fill.

Project Name: Zhang Single-Family Residence SFR-SEPA-2017-001

Proponent: Fred Baxter, AIA on behalf of Zhang Family LLC

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 53rd Ave West, Mukilteo, Washington.

Lead Agency: City of Mukilteo

The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Documents Incorporated by Reference:

In order to evaluate proposed actions, alternatives, or environmental impacts, an agency may use previously prepared environmental documents when issuing an environmental threshold determination (WAC 197-11-600 & 635). The Single-Family Application has been compared to the following documents for consistency:

- SEPA Checklist prepared by Fred Baxter, dated May 31, 2017
- Drainage Report prepared by Site Development Services dated June 1, 2017
- Geotechnical Report prepared by Nelson Geotechnical Associates, dated June 16, 2016

Comment Period: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from **Friday, August 25, 2017**. Comments must be submitted by **Monday, September 11, 2017**.

PROJECT CONTACT

Karl Almgren, AICP, Associate Planner (425) 263-8045 or kalmgren@mukilteowa.gov

RESPONSIBLE OFFICIAL:

Patricia Love
City of Mukilteo Community Development Director
11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8041

Signature: _____



Responsible Official

Date: _____

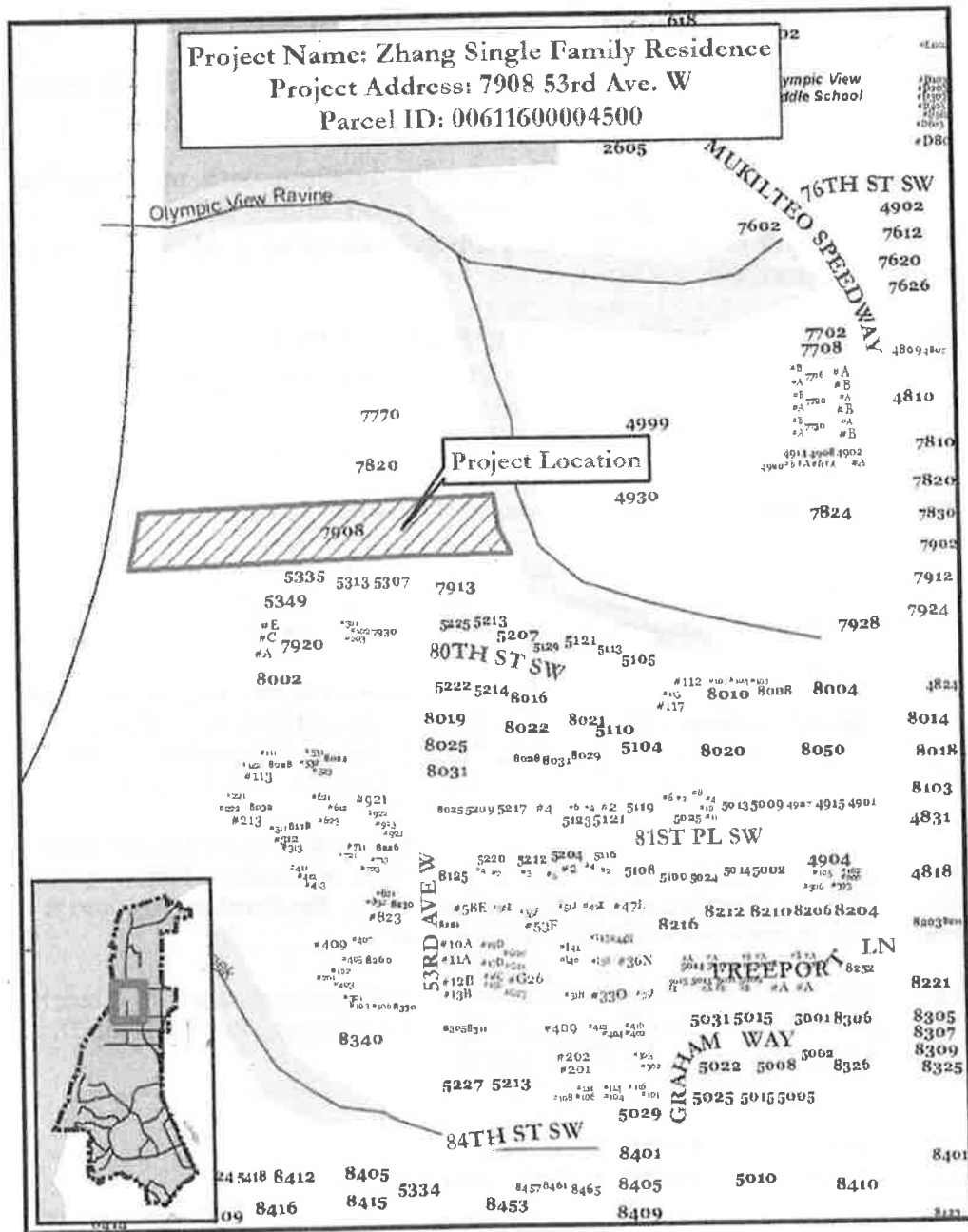
8/23/17

DATE OF ISSUANCE: Friday, August 25, 2017

This project was previously circulated for agency review on July 5, 2017.

Appeals: You may appeal this determination by filling out the appeal form and submitting it with a check for the applicable appeal fee made to the "City of Mukilteo." Submit the appeal form and fee to the City of Mukilteo Planning Department at 11390 Cyrus Way, Mukilteo, WA 98275 by written comment no later than **4:30pm on Monday, September 11, 2017.**

At a State Environmental Policy Act (SEPA) hearing, all testimony shall be "under oath". You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



Location Map

Date Issued: Friday, August 25, 2017
Date Advertised: Friday, August 25, 2017
End Comment Period: Monday, September 11, 2017

pc: SEPA File
 Project File
 Property Owners w/i 300 ft.

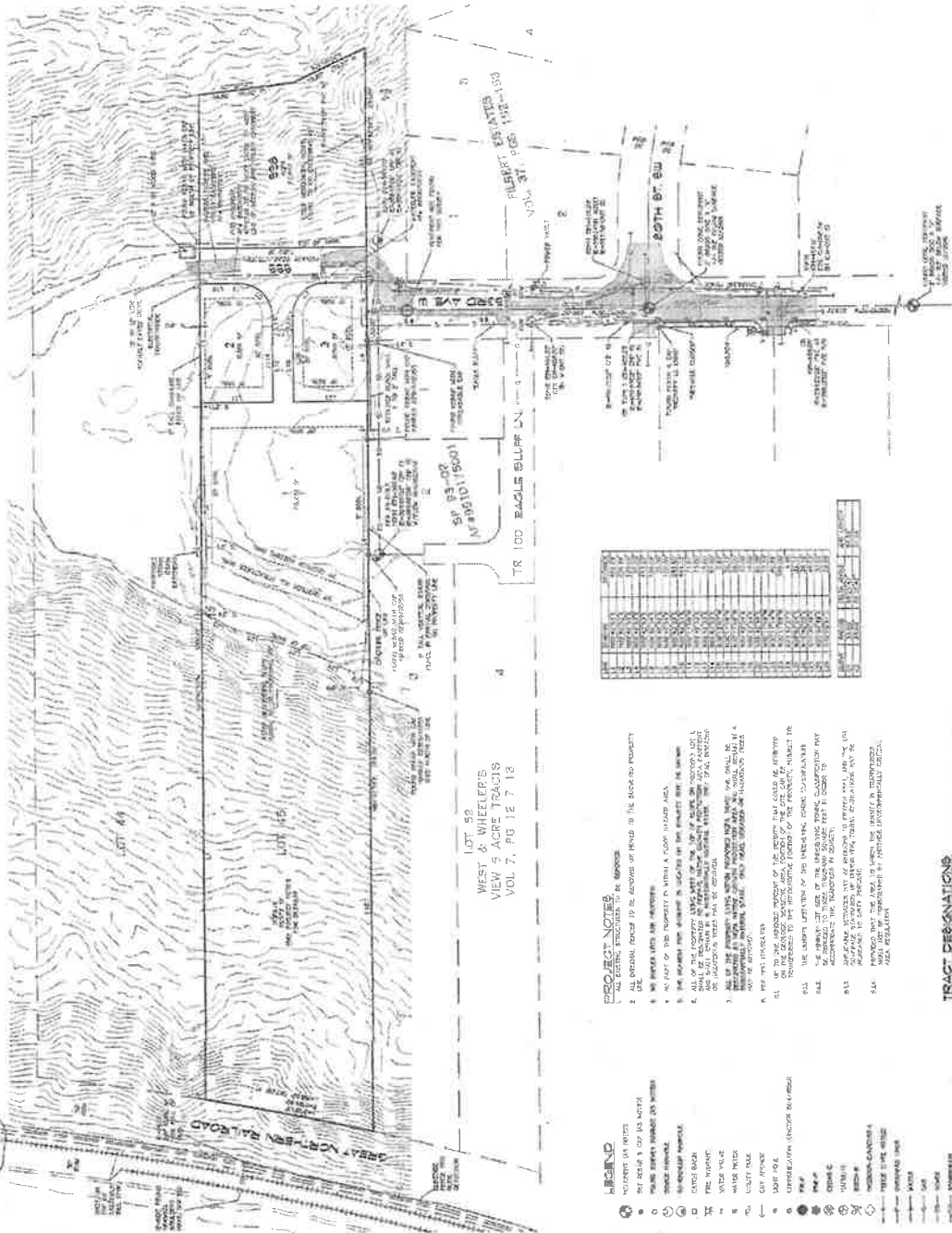
Applicant/Contact Person
 Reviewing Agencies
 CDD Administrator

Permit Tech
 Beacon

A PORTION OF THE NW 1/4 & NE 1/4 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 4 EAST, WM.
PROPOSED CONDITIONS MAP



RECEIVED
DEC 20 2017
CITY OF MUKILTEO



LEGAL DESCRIPTION
CITY OF MUKILTEO, WASHINGTON COUNTY, WASH. CO. SURVEY,
PLAT 14004, 2011, S.W. 1/4 OF SECTION 8, TOWNSHIP 28 NORTH,
RANGE 4 EAST, WEST MERIDIAN, 1/4 SECTION 8,
W/1/4 OF THE COUNTY OF WASHINGTON STATE OF WASHINGTON

BASIS OF BEARING
BY MEANS OF THE SEAMLESS TYPED COORDINATE SYSTEM WITH THE 2011 NAD 83 DATUM

PLANETARY CONTROL
NO PLANETARY CONTROL DATA AVAILABLE FOR THIS SITE
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SURVEY REFERENCES
AS SHOWN BY THE PLAT OF THE CITY OF MUKILTEO
PLAT 14004, 2011, S.W. 1/4 OF SECTION 8, TOWNSHIP 28 NORTH,
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SITE DATA
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- PROJECT NOTES**
1. ALL BEARING, DISTANCE TO BE AS SHOWN.
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- LEGEND**
- 1. EXISTING LOT
 - 2. NEW LOT
 - 3. EXISTING ROAD
 - 4. NEW ROAD
 - 5. EXISTING DRIVE
 - 6. NEW DRIVE
 - 7. EXISTING EASEMENT
 - 8. NEW EASEMENT
 - 9. EXISTING UTILITY
 - 10. NEW UTILITY

TRACT DESIGNATIONS

TRACT 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100

MUKILTEO CITY ENGINEER
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ARCHITECT/CONTACT
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STRUCTURAL ENGINEER
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GEOTECHNICAL ENGINEER
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SURVEYOR
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SURVEYOR
SURVEYOR

CIVIL ENGINEER
CIVIL ENGINEER
CIVIL ENGINEER
CIVIL ENGINEER

REVISIONS

DATE: 12/20/17
BY: [Signature]
DESCRIPTION: [Description]

1. [Description]
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PLANNING & ZONING DEPARTMENT
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RECEIVED
DEC 20 2017
CITY OF MUKILTEO

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LEGAL DESCRIPTION
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PLAT 14004, 2011, S.W. 1/4 OF SECTION 8, TOWNSHIP 28 NORTH,
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W/1/4 OF THE COUNTY OF WASHINGTON STATE OF WASHINGTON

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- 10. NEW UTILITY

TRACT DESIGNATIONS

TRACT 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100