

**Record of Developer
Obligations for Mitigation of
Impacts to the County Road
System (30.66B.070(2)(c))**

City File No:

City:

WHEREAS, the development named above has been reviewed under the county's interlocal agreement with the city named above, for impacts to the county road system; and,

WHEREAS, the County originally adopted in 1979 a Snohomish County Code (SCC) Title 26B, the Road Ordinance; and which was subsequently adopted into the Uniform Development Code (UDC) under SCC 30.66B on February 1, 2003; and,

WHEREAS, Title 26B SCC was revised by Amended Ordinance No. 95-039, effective July 13, 1995, Emergency Ordinance No. 95-065, effective July 24, 1995, and by Amended Ordinance No. 95-070, effective September 10, 1995, Amended Ordinance No. 01-011, 01-012, 01-013, 01-014, 01-015, effective October 14, 2001; Amended Ordinance No. 02-006, effective April 2, 2002; Amended Ordinance 02-064, effective February 1, 2003, adopting the UDC; Amended Ordinance No. 03-127, effective November 11, 2003; and Amended Ordinance 05-092 effective February 1, 2006; and,

WHEREAS, Title 30.66B UDS identified that the impact of a developing property upon its road system must be mitigated by the developer; and,

WHEREAS, the approval of the development is based upon fulfillment of the following conditions:

Road System Capacity Requirement/Road System Impact Fee: [30.66B.055] All developments shall mitigate their impact upon the future capacity of the road system by paying a road system impact fee.

Developer Name:

Development Name:

Location: ADT:

Description: Sub-Area:

Impact Fee Due: PDS TranCode:

Payment of the above shall be paid to the county and, once paid, shall constitute satisfaction of the developer's obligation under the county/city interlocal agreement for this development.

Residential: \$77,861.00 - 5603
Commercial: \$50,836.80 - 5603

\$128,697.80



Land Development Analyst, Assoc., Snohomish County
Public Works

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information				
Name of City in which development is located <u>Mill Creek</u>				
Name of Proposed Development <u>Vintage at Mill Creek</u>				
City Project File Number (if known)				
Name of Applicant <u>Vintage Housing Development LLC</u>				
Address of Applicant <u>309 San Miguel Dr, Suite 135, Newport Beach, CA 92660</u>				
Proportionate Share Calculation: Choose Option A or B				
<input checked="" type="checkbox"/> Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)				
1. The applicable percentage of the County's fee: <u>70</u> %				
2. Net New Average Daily Traffic: <u>ADT 272 retail, 470 residential</u>				
3. The adopted County impact fee for this development: <u>267</u> \$/ADT <u>commercial, 4227 res</u>				
4. Total Proportionate Share Amount: \$ <u>128,697.80</u>				
<input type="checkbox"/> Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)				
<input type="checkbox"/> No road improvements are impacted. Hence, proportionate share amount is zero.				
<input type="checkbox"/> The following road improvements are impacted. The calculation of proportionate shares is summarized below.				
List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____
<input checked="" type="checkbox"/> Trip Distribution and Assignment if Required				
If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).				
<input type="checkbox"/> Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips				
Mitigation of Impacts on Level of Service				
<input checked="" type="checkbox"/> No impact or not applicable <input type="checkbox"/> Mitigation as described in attached traffic study.				
Mitigation of Impacts on Inadequate Road Conditions				
<input checked="" type="checkbox"/> No impact or not applicable <input type="checkbox"/> Mitigation as described in attached traffic study.				
Mitigation for Impacts on Access or Circulation				
<input checked="" type="checkbox"/> No impact or not applicable <input type="checkbox"/> Mitigation as described in attached traffic study.				
<input checked="" type="checkbox"/> Written Offer				
The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.				
BY: <u>[Signature]</u>			Date <u>2/6/16</u>	
Signature by Authorized Official of Applicant or Authorized Representative				
Print Name and Title <u>Ryan Patterson, President</u>				
<i>Instructions to Applicant.</i> Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.				

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County

Name of Proposed Development
City Project File Number
Date Received
City Staffer Assigned to Project
Address
Phone

Instructions to City: Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.

BY: _____
Date _____
Initiated by City Staffer _____ Print Name and Title _____

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City

Name of Proposed Development
City Project File Number

Received by: _____
Date 2/19/16 Elbert H. Esparza Jr Land Development Analyst Associate
Initiated by County Staffer _____ Print Name and Title _____

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. The information requested is shown in the notes below.

BY: _____
Date 2/19/16 Elbert H. Esparza Jr Land Development Analyst Associate
Signature by Authorized County Staffer _____ Print Name and Title _____

Routing Back to City

Instructions to County: Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by: _____
Date _____
Initiated by City Staffer _____ Print Name and Title _____

Notes