

**CITY OF MILL CREEK  
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)  
AND  
NOTICE OF PROPERTY DEVELOPMENT IMPACT MITIGATION  
FOR THE PRELIMINARY PLAT/PLANNED AREA DEVELOPMENT OF  
SEATTLE RIDGE  
(CITY FILE PP 13-65)**

The applicant has submitted a Preliminary Plat/Planned Area Development application to develop property located at 14616 Seattle Hill Road in Mill Creek. The proposal is to subdivide 3.917 acres into 16 lots for single-family home development. As proposed, a 50-foot wide vegetated roadway buffer with sidewalk will be provided adjacent to Seattle Hill Road and Tracts 996 and 999 will be common open space/park areas. There is an existing single-family house on the property that will be removed at the time of development. Per Mill Creek Municipal Code Section 16.12.040, the applicant has requested modifications to the minimum lot size and minimum building setbacks, as follows: Reduction of building setbacks to 15 feet front yard, 20 feet to garage, 5 feet side and rear yards, and 10 feet side yard for corner lots. (See **Attachment 1**, Preliminary Plat).

A new roadway connection is proposed between Seattle Hill Road and the existing 146<sup>th</sup> Street SE stub in the Webster's Pond development. This roadway connection is needed for a second emergency vehicle access point for both Webster's Pond and the proposed development, as well as to distribute vehicle circulation as required in Policies 3.01 and 3.06 in the Transportation Element of the Comprehensive Plan. The Webster's Pond subdivision to the west was designed to accommodate this roadway connection. However, the proposed new access point location on Seattle Hill Road would not meet current sight distance requirements due to the vertical grade of the existing roadway. Snohomish County is planning a future widening project along Seattle Hill Road, which is currently in the design process, and will rebuild the roadway in this area and lower the elevation of the new 146<sup>th</sup> Street SE intersection by approximately three feet. After the widening project is complete, sight distance standards will be met at the new entrance.

Consequently, the applicant will construct an extension of 146<sup>th</sup> Street SE with an interim connection to Seattle Hill Road that will be for emergency vehicles only. In this interim period, all new trips generated by the proposed development will utilize 146<sup>th</sup> Street SE through Webster's Pond and the existing access point on 35<sup>th</sup> Avenue SE.

As part of the County's future widening project, the intersection and entry roadway will be reconstructed and fully opened to all traffic. Due to funding constraints, the timing of the future construction project and full access connection is unknown. When the final connection is made, there could be potential cut-through trips on 146<sup>th</sup> Street SE between Seattle Hill Road and 35<sup>th</sup> Avenue SE.

The proposed project is being reviewed and processed in accordance with Mill Creek Municipal Code (MCMC) Title 14 Development Code Administration, Title 16 Subdivisions and Plats, Title 17 Zoning, and Title 18 Environment. A SEPA checklist was submitted with the application and is attached (See **Attachment 2**, SEPA Checklist).

This Mitigated Determination of Non-Significance (MDNS) and Notice of Property Development Impact Mitigation are issued pursuant to WAC 197-11-350, Chapters 17.48 and 18.04 MCMC.

**PROPONENT:** Seattle Hill North Coast LLC  
2810 West Park Drive East  
Seattle WA 98112

**LOCATION:** The site is located at 14616 Seattle Hill Road in the City of Mill Creek. (See **Attachment 3 – Vicinity Map**)

**TAX PARCEL NUMBER:** 28053300302500

**LEGAL DESCRIPTION:** See **Attachment 4**

**LEAD AGENCY:** City of Mill Creek, Department of Community Development

**CONTACT PERSON:** Camille Chriest, Senior Planner (425) 921-5726 or [camillec@cityofmillcreek.com](mailto:camillec@cityofmillcreek.com)

**ELEMENTS OF THE ENVIRONMENT IMPACTED BY THIS ACTION AND MITIGATION MEASURES:**

The potential environmental impacts of this proposal are documented in the SEPA environmental checklist (attached) and other information on file with the City of Mill Creek. The required mitigation measures listed below are imposed as conditions of development in response to the City's review of this information. Please note that where City regulations address and mitigate potential environmental impacts, the MCMC code section addressing the issue is identified. If mitigation measures beyond those contained in the MCMC are required, the specific mitigation measure is provided. Other non-SEPA based conditions may be imposed pursuant to the MCMC at appropriate times of the remaining stages of the development review process.

**MITIGATION MEASURES:**

**1. EARTH**

MCMC Section 15.12.050 and the February 2005 Department of Ecology (DOE) Stormwater Management Manual for Western Washington require that the applicant submit a Stormwater Pollution Prevention Plan (SWPPP) and Erosion Control Plans for approval by the City Engineer. Said plans must be approved and Best Management Practices (BMPs) installed prior to commencement of any site work.

## **2. AIR**

The proponent and/or successor are required to comply with all applicable federal, state and local air quality regulations.

## **3. WATER**

MCMC Section 15.14.060 requires that the stormwater management facilities for the project be designed in accordance with the requirements of the February 2005 Department of Ecology (DOE) Stormwater Management Manual for Western Washington and Appendix I of the 2012 NPDES Phase II Municipal Stormwater Permit.

In addition, a rain garden will be constructed along the Seattle Hill Road frontage that will be incorporated into the future planned road widening project by Snohomish County. This will allow the planned access point to be constructed in the desired location without adversely affecting the County's proposed drainage facilities.

## **4. PLANTS**

- A. MCMC Section 15.10.045.A requires that barrier fencing be placed around the driplines of the trees to be retained prior to commencing clearing and grading, and be maintained until construction is completed.
- B. In accordance with MCMC Section 15.10.075.B, where trees designated to be retained are damaged, destroyed or removed during the construction of the proposed improvements, a penalty in the amount of \$1,000 may be assessed for each tree, and each tree shall be replaced at a 3:1 ratio.

## **5. ENVIRONMENTAL HEALTH - NOISE**

MCMC Chapter 9.14 limits noise related to construction activity to Monday through Friday, 7 a.m. to 9 p.m., with weekend hours 8 a.m. to 9 p.m.

## **6. TRANSPORTATION**

**Mill Creek:** MCMC Chapter 16.16 requires construction of all necessary public improvements, such as the associated public roadway system, as part of a development. Chapter 10 of the Comprehensive Plan, the Transportation Element, also sets forth policies for traffic circulation and access points. In addition, City Ordinance 2011-735 requires traffic mitigation fees to be paid to mitigate development impacts on the City roadway network.

A new roadway connection is proposed between Seattle Hill Road and the existing 146<sup>th</sup> Street SE stub in the Webster's Pond development. This roadway connection is needed for a second emergency vehicle access point for both Webster's Pond and the proposed development, as well as to distribute vehicle circulation as required in Policies 3.01 and 3.06 in the Transportation Element of the Comprehensive Plan. The Webster's Pond subdivision to the west was designed to accommodate this access and 146<sup>th</sup> Street SE has been extended to the subject property and has a sign identifying the road as a future access way.

Traffic studies were prepared by Gibson Traffic Consultants, dated April 2013 and October 23, 2013, to assess the impacts of the proposed development and new roadway connection. Approximately 143 new daily trips will be generated by the development, including 15 PM peak hour trips and 11 AM peak hour trips. Pursuant to the City's transportation mitigation program, \$45,000 is required to mitigate transportation impacts on the City's road system.

However, the proposed new access point location on Seattle Hill Road would not meet current sight distance requirements due to the vertical grade of the existing roadway. Snohomish County is planning a future widening project along Seattle Hill Road, which is currently in the design process, and will rebuild the roadway in this area and lower the elevation of the new 146<sup>th</sup> Street SE intersection by approximately three feet.

Consequently, the applicant will construct an extension of 146<sup>th</sup> Street SE with an interim connection to Seattle Hill Road that will be for emergency vehicles only. In this interim period, all new trips generated by the proposed development will utilize 146<sup>th</sup> Street SE through Webster's Pond and the existing access point on 35<sup>th</sup> Avenue SE. Phase 1 traffic calming measures of the City's adopted Traffic Calming Program, such as signage or striping, could be considered if warranted to mitigate for the new development impacts and/or potential future cut-through traffic.

As part of the County's future widening project, the intersection and entry roadway will be reconstructed and fully opened to all traffic. Since the project has not yet been funded, the timing of the future construction project and full access connection is unknown.

When the final connection is made, there could be potential cut-through trips on 146<sup>th</sup> Street SE between Seattle Hill Road and 35<sup>th</sup> Avenue SE. Per the supplemental traffic study prepared by Gibson Traffic Consultants, dated October 23, 2013, there could be approximately 83 AM peak hour trips and 116 PM peak hour trips from outside drivers that utilize the new cut-through route. This would be in addition to the new trips generated by the development, which would be redistributed with the new full access connection. Even with additional cut-through trips, the roadway would still meet the standard residential roadway functional classification.

Mitigation Measures:

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. The applicant shall pay mitigation to the City of Mill Creek in the amount of \$45,000.00 for impacts to the City roadway system. Payment of traffic mitigation fees to the City is required prior to approval of the Final Plat.
- B. The applicant shall construct an extension of 146<sup>th</sup> Street SE from the existing roadway stub in Webster's Pond development to Seattle Hill Road. In the interim period before construction of the road widening project planned by Snohomish County, the new access point on Seattle Hill Road shall be designed and designated for emergency vehicles only.

**Snohomish County:** The Reciprocal Impact Mitigation Agreement between the City of Mill Creek and Snohomish County, dated July 24, 2006, established policies and procedures for the review of development impacts on interjurisdictional transportation systems and the requirement to mitigate appropriate impacts in accordance with adopted road improvement programs. In accordance with the agreement, the project proponent is required to comply with specific measures identified by Snohomish County that are reasonably necessary to mitigate the project's impacts on directly affected County roads in the surrounding area.

Developments are subject to SCC Title 26B and are located within subarea TSA D, which has a mitigation impact fee rate of \$267 per residential ADT on County roads. Snohomish County has reviewed the traffic studies prepared by Gibson Traffic Consultants, and concurs with the analysis contained within the study. Per SCC 30.66B.330, the applicant's proportionate impact share for mitigation is \$26,689.32, based on a generation of 70 percent of 143 residential ADT's.

Mitigation Measures:

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following condition:

- A. The applicant shall pay mitigation to Snohomish County in the amount of \$26,689.32 for impacts to roads within the TSA D subarea. Payment of traffic mitigation fees to the County is required prior to the approval of the Final Plat.

**7. RECREATION:**

Approval of the Preliminary Plat/Planned Area Development will increase the demand upon the City's park and recreation facilities by allowing the construction of a total of 16 single-family residential dwelling units. Therefore, to mitigate the project's impacts on park and recreation facilities, mitigation fees are required for the development of neighborhood parks and community parks. Mitigation fees to offset impacts to parks and recreation facilities are calculated in accordance with Resolution 2011-477.

Mitigation Measures:

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. Neighborhood Parks. In accordance with Resolution 2011-477, the developer shall pay \$2,895.58 per single-family dwelling x 15 dwellings = \$43,433.70 (credit shall be given for one existing single-family dwelling unit). Pursuant to Chapter 17.48 MCMC, the developer shall pay neighborhood park mitigation fees in the amount of \$43,433.70 prior to approval of the Final Plat.
- B. Community Parks: In accordance with Resolution 2011-477, the developer shall pay \$1,757.98 per single-family dwelling x 15 dwellings = \$26,369.70 (credit shall be given for one existing single-family dwelling unit). Pursuant to Chapter 17.48 MCMC, the developer shall pay community park mitigation fees in the amount of \$26,369.70 prior to approval of the Final Plat.

**8. PUBLIC SERVICES - FIRE SERVICES:**

The City of Mill Creek and Snohomish County Fire District No. 7 have executed an Interlocal Agreement for mitigation of development impacts on fire facilities/services. Mitigation fees are determined by the anticipated impact a development will have on Fire District No. 7 facilities. Based on the provisions of the agreement, the mitigation required is \$365 per equivalent development unit (EDU).

Mitigation Measures:

To mitigate the potential impacts of these activities and based on the provisions of the agreement, the project proponent shall satisfy the following condition:

- A. In accordance with the Interlocal Agreement between the City of Mill Creek and Snohomish County Fire District No. 7, the developer shall pay \$365.00 per single-family dwelling x 15 dwellings = \$5,475.00 (credit shall be given for one existing single-family dwelling unit). The developer shall pay mitigation fees to Fire District No. 7 in the amount of \$5,475.00 prior to approval of the Final Plat.

**9. PUBLIC SERVICES - SCHOOLS:**

The City of Mill Creek and the Everett School District have executed an Interlocal Agreement for mitigation of development impacts on district facilities. Mitigation fees are calculated per the Interlocal Agreement between the City and Everett School District.

The proposed project is within the enrollment boundaries of Penny Creek Elementary School, Gateway Middle School and H.M. Jackson High School. According to the Everett School District, the elementary and high schools are over capacity, thus mitigation is required.

On October 8, 2013, the applicant signed a voluntary mitigation agreement with the Everett School District to pay mitigation fees totaling \$22,347.60.

Mitigation Measures

To mitigate for the identified impacts of the development on the Everett School District facilities, the applicant shall satisfy the following condition:

- A. Proof of payment of mitigation fees totaling \$22,347.60 as stated in the voluntary mitigation agreement with the Everett School District shall be submitted to the City prior to issuance of the first building permit.

**THRESHOLD DETERMINATION**

The lead agency for this proposal has determined that the project, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030 (2) (C). This determination assumes compliance with state law, City ordinances related to general environmental protection, and the mitigation measures identified above. 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. The Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation are specifically conditioned on compliance with the conditions attached hereto, which are incorporated by reference as fully set forth herein.

This Mitigated Determination of Non-Significance is issued under WAC 197-11-340(2); the threshold determination will be deemed final 14 days from issuance. Comments on this MDNS must be submitted by **5:00 p.m., November 15, 2013**.

**Responsible Official:** Tom Rogers, AICP  
**Title:** Director of Community Development  
**Address:** 15728 Mill Creek Boulevard  
 Mill Creek, Washington 98012  
**Date:** October 31, 2013  
**Signature:** 

In accordance with the provisions of Mill Creek Municipal Code Chapters 3.42, 14.11, and Section 18.04.250, this determination may be appealed to the City Clerk at City Hall, 15728 Main Street, Mill Creek, Washington, no later than 14 days from the date the MDNS and Notice of Property Development Impact Mitigation are issued. To be considered, an appeal of this MDNS must be filed prior to 5:00 p.m., **November 15, 2013**, by submitting a written statement to the City Clerk requesting an appeal, together with appropriate fees. The written statement shall set forth the name and address of the person aggrieved and a clear and concise statement of the grounds for the appeal in accordance with MCMC Section 14.11.050. The appellant must be prepared to make specific factual objections.

**NOTE:** This MDNS may be withdrawn in the event of significant changes in the proposal, disclosure of new significant information, misrepresentation by the applicant, or failure to

comply with the conditions upon which the Mitigated Determination of Non-Significance are predicated.

**Attachments:**

Attachment 1 – Preliminary Plat

Attachment 2 – SEPA Checklist

Attachment 3 – Vicinity Map

Attachment 4 – Legal Description

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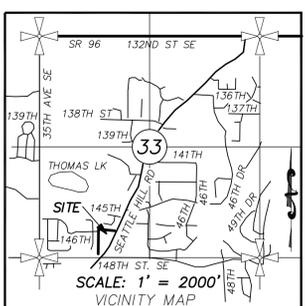
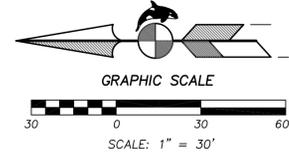
PROJECT INFORMATION

SITE ADDRESS: 14616 SEATTLE HILL ROAD MILL CREEK, WA 98012 280533-003-025-00 TAX NUMBER: LDR (LOW DENSITY RESIDENTIAL) PROPOSED ZONING: LDR (LOW DENSITY RESIDENTIAL) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SEWAGE DISPOSAL: SILVER LAKE WATER DISTRICT WATER SUPPLY: SILVER LAKE SEWER DISTRICT SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT

Table with 3 columns: Description, Area (SF), Area (Acres). Includes TOTAL SITE AREA (170,607 SF, 3.917 ACRES), TOTAL PROPOSED LOTS (16), GROSS DENSITY (16/3.917), and various lot area calculations.

TREE LEGEND

- DECIDUOUS TREE (circle with dot)
CONIFER TREE (circle with cross)
TREE TO BE REMOVED (circle with X)
CEDAR (C)
PINE (P)
FIR (F)
HOLLY (H)
HEMLOCK (H)
SEQUOIA (S)
CHERRY (CH)
MAPLE (M)
COTTON WOOD (CW)
POPLAR (POP)
BLACK LOCUST (BL)
WALNUT (WN)
WILLOW (W)
APPLE (A)
TULIP (T)



LEGAL DESCRIPTION

PARCEL A: THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT BEARS NORTH 0'09'30" EAST, 30 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION...

PARCEL B: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 01'04'26" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING...

SURVEYORS NOTES

- 1) TOPOGRAPHY INFORMATION PROVIDED BY ORCA LAND SURVEYING, INC. LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2) THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED POINT MARKS AND AVAILABLE RECORDS.
3) BASIS OF BEARING: THE PLAT OF KINGRIDGE PHASE 2, A.F. NO. 200305015002
4) BENCHMARK: WGS SURVEY CONTROL POINT G015, BEING THE SOUTHWEST CORNER OF SECTION 33, A 4"x4" CONCRETE MONUMENT WITH INVERTED NAIL, ELEVATION = 421.89'
TBM #1: TOP HEAD RAIL ROAD SPIKE ON POWER POLE, ELEVATION = 425.33'
TBM #2: SOUTHERN FLANGE BOLT ON F.H. ELEVATION = 424.11'
TBM #3: TOP NE COR. FLANGE BOLT W/COPPER ID TAG UNDER BOLT "H5617", ELEVATION = 407.44'
5) DATUM: NAVD 88
7) TREES OF 6" DIA. OR GREATER ARE LOCATED PURSUANT TO MCWC 15.10.

PROJECT NOTES

- 1) NO DUPLEX STRUCTURES PROPOSED WITHIN THIS SUBDIVISION.
2) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
3) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
4) FIRE HYDRANT(S) TO BE INSTALLED WITHIN THE SUBDIVISION AS DIRECTED BY THE FIRE MARSHALL.
5) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AND TRACTS AT TIME OF RECORDING.
6) ADJOINING LOT DATA INFORMATION TAKEN FROM THE PROPERTY AND TAX DATA PREPARED BY THE SNOHOMISH COUNTY ASSESSOR.
7) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE THE PROJECT BOUNDARY, EXCEPT FOR PROPOSED TRACTS 997 AND 998.
8) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
9) TRACTS 996 THROUGH 999 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS.

ENGINEER / PROJECT CONTACT: SDA 1724 W. MARINE VIEW DRIVE, # 140 EVERETT, WA 98201 (425) 486-6533 FAX (425) 486-6593 CONTACT: ANDY REAVES

APPLICANT: SEATTLE HILL NORTH COAST, LLC LEE JOHNSON 2810 WEST PARK DRIVE EAST SEATTLE, WA 98112 (206) 324-2600

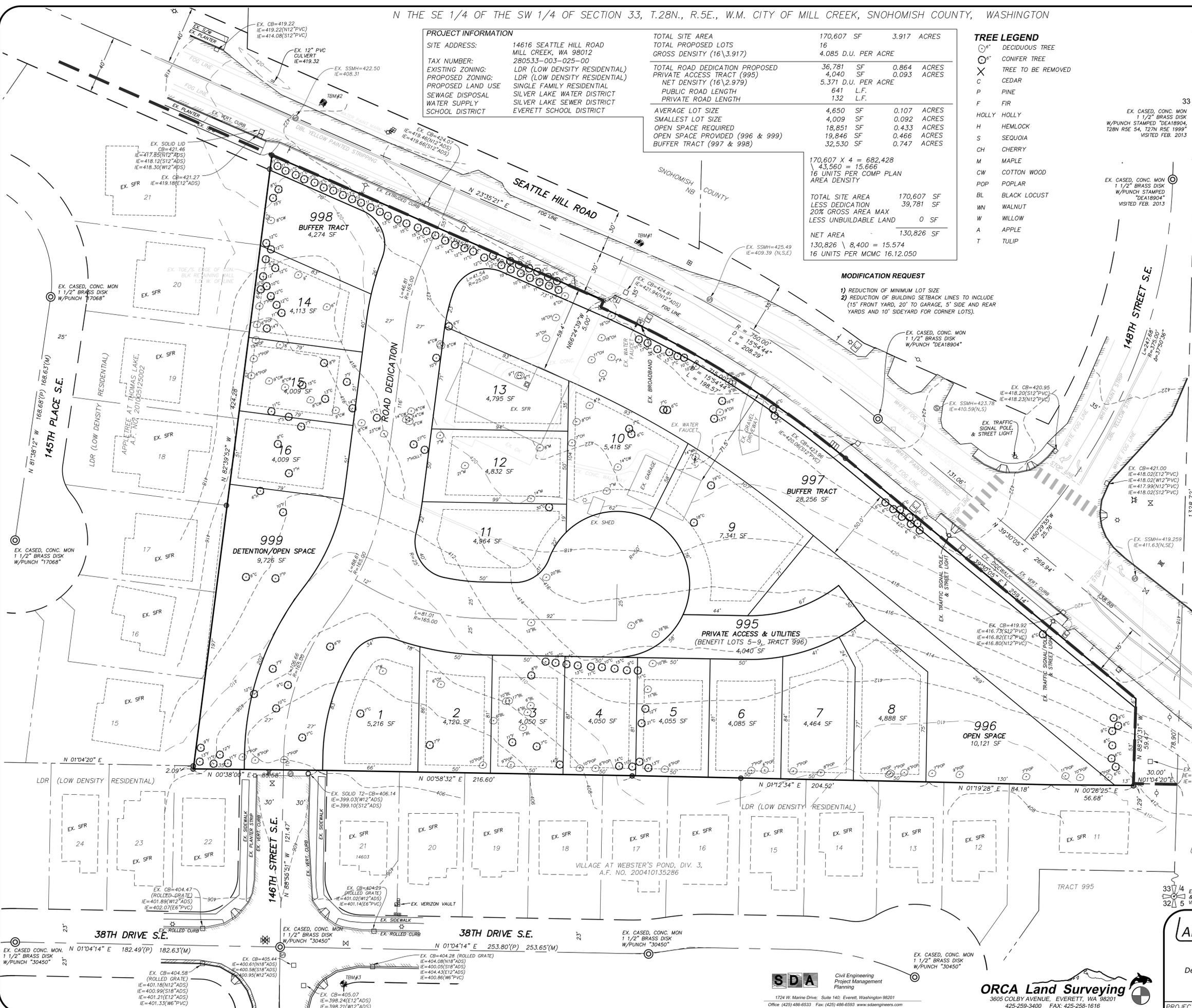
PLANNER: LAND RESOLUTIONS 3605 COLBY AVENUE EVERETT, WA 98201 (425) 258-4438 FAX (425) 258-1616 CONTACT: RY MCDUFFY

SURVEYOR: ORCA LAND SURVEYING 3605 COLBY AVENUE EVERETT, WA 98201 (425) 259-3400 FAX (425) 258-1616 CONTACT: RICHARD HEALEY

LAND RESOLUTIONS logo and contact information. PRELIMINARY SUBDIVISION FOR SEATTLE RIDGE MILL CREEK FILE NO. PP 13-65. LAND USE CONSULTANTS: Design • Planning • Management. 3605 Colby Avenue • Everett, WA 98201. (425) 258-4438 • Fax (425) 258-1616. landuse@rnl.com

ORCA Land Surveying logo and contact information. 3605 COLBY AVENUE, EVERETT, WA 98201. 425-259-3400 FAX: 425-258-1616

SDA logo and contact information. Civil Engineering Project Management Planning. 1724 W. Marine Drive, Suite 140, Everett, Washington 98201. Office (425) 486-6533 Fax: (425) 486-6593 www.sdaengineers.com



ATTACHMENT 2  
RCW 197-11-960 Environmental Checklist **SEPA CHECKLIST**  
ENVIRONMENTAL CHECKLIST

**RECEIVED**  
OCT 25 2013  
CITY OF MILL CREEK

*Purpose of Checklist:*

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for Applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring the preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or to provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

SEATTLE RIDGE

2. Name of applicant:

SEATTLE HILL NORTH COAST, LLC

3. Address and phone number of applicant and contact person:

SDA ENGINEERING  
MR. ANDY REAVES  
1724 W. MARINE DRIVE, SUITE 140  
EVERETT, WASHINGTON 98201

you submitted

4. Date checklist prepared:

April 15, 2013 REVISED October 15, 2013

*Revised Oct-25, 2013*

5. Agency requesting checklist:

CITY OF MILL CREEK

6. Proposed timing or schedule (including phasing, if applicable):

PROJECT TO BE CONSTRUCTED IN SPRING 2014. NO PHASING IS PROPOSED WITH THIS APPLICATION.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

FUTURE ADDITIONS SHALL INCLUDE CONSTRUCTION OF NECESSARY WATER LINES, STORM DRAINAGE, SEWER LINES AND OTHER UTILITIES THAT MAY BE NECESSARY TO CONSTRUCT THIS SUBDIVISION. THESE UTILITIES MAY BE CONSTRUCTED WITHIN SEATTLE HILL ROAD OR 146<sup>TH</sup> STREET S.E. SNOHOMISH COUNTY PUBLIC WORKS MAY CONSTRUCT THE INTERSECTION OF SEATTLE HILL ROAD AND THE FUTURE EXTENSION OF 146<sup>TH</sup> STREET S.E. WITH THEIR SEATTLE HILL ROAD PROJECT. THIS PUBLIC STREET CONNECTION IS NOT BEING MADE WITH THIS APPLICATION DUE TO INADEQUATE SIGHT DISTANCE TO THE NORTH FOR THE CURRENT SEATTLE HILL ROAD VERTICAL PROFILE, AND THE FACT THAT DUE TO THIS SIGHT DISTANCE ISSUE, THE FUTURE ROAD GRADE OF SEATTLE HILL ROAD WILL BE LOWERED IN THE VICINITY OF THE INTERSECTION TO REMEDY THIS SIGHT DISTANCE ISSUE. THUS THE REASON FOR THE PROPOSED 146TH STREET PROFILE BEING HELD LOW AT ITS PROPOSED EAST TERMINUS. THIS WILL FACILITATE THE CONNECTION WITH THE FUTURE (AND LOWERED) SEATTLE HILL ROAD PROPOSED FUTURE GRADE. NOT LOGICAL TO BUILD AN INTERSECTION THAT WILL SIMPLY NEED TO BE DEMOLISHED AND LOWERED SOME 3', THUS CREATING AN INADEQUATE ROAD GRADE FOR 146TH IN THE FUTURE. THE APPLICANT MAY CONSTRUCT THE NECESSARY INFRASTRUCTURE FOR THE SUBDIVISION AND THE FUTURE HOMES ON THE NEW LOTS TO BE CREATED AS WELL.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**PRELIMINARY PLAT MAP, GRADING AND DRAINAGE MAPS,  
DRAINAGE REPORTS, N.P.D.E.S. APPLICATION, FPA APPLICATION,**

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**NONE AT THIS TIME**

- 10. List any government approvals or permits that will be needed for your proposal, if known.

**PRELIMINARY SUBDIVISION APPROVALS, CONSTRUCTION  
DRAWING APPROVALS, CLEARING, GRADING AND DRAINAGE  
APPROVALS, FOREST PRACTICE APPROVALS, FINAL SUBDIVISION  
APPROVAL D.O.E. APPROVAL, FUTURE HOME BUILDING PERMITS**

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**THIS PROJECT CONTAINS 3.917 ACRES THAT WILL BE SUBDIVIDED  
INTO 16-SINGLE FAMILY LOTS APPROXIMATE LOT SIZE OF 4,661  
SQUARE FEET. THE CURRENT ZONING IS LDR AND THERE IS AN  
EXISTING SINGLE FAMILY HOUSE ON THE PROPERTY THAT SHALL  
BE REMOVED.**

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

duplicate maps or detailed plans submitted with any applications related to this checklist.

THE PROPERTY IS LOCATED AT 14616 SEATTLE HILL ROAD, MILL CREEK WASHINGTON 98012. MORE PUNCTUALLY LYING WESTERLY OF SEATTLE HILL ROAD EAST OF 148<sup>TH</sup> STREET S.E. AND AN EXTENSION OF 146<sup>TH</sup> STREET S.E. IS BEING PROPOSED AS A PART OF THIS APPLICATION. THIS PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other...

**SLOPES GENERALLY RUN FROM EAST TO WEST**

- b. What is the steepest slope on the site (approximate percent slope)?

**FIVE TO TEN PERCENT RUNNING TOWARDS THE N.W. CORNER**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**ALDERWOOD SOILS**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**NO UNSTABLE SOILS WERE FOUND ON SITE**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**APPROXIMATELY 15,000 YARDS OF CUTS AND FILLS MAY BE NEEDED TO CONSTRUCT THIS SITE. THE MATERIALS WILL BE BALANCED ON SITE. IF REQUIRED THE APPLICANT MAY IMPORT OR EXPORT MATERIALS TO AN APPROVED SITE.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**IT IS NOT ANTICIPATED FOR ANY EROSION TO OCCUR WITH THIS APPLICATION. B.M.P. MEASURES SHALL BE IN PLACE TO CONTROL WHAT LITTLE MAY OCCUR.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**FORTY FIVE +/- PERCENT OF THE SITE MAY BE COVERED BY IMPERVIOUS SURFACES AFTER CONSTRUCTION.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**B.M.P. MEASURE SHALL BE IN PLACE TO CONTROL ANY EROSION THAT MAY OCCUR.**

## 2. Air

- a. What types of emissions to the air would result from this proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**DURING CONSTRUCTION DUST AND EMISSIONS MAY BE CAUSED WITH THE CONSTRUCTION EQUIPMENT AND STANDARD AUTOMOBILE EMISSIONS WILL OCCUR BUT SHALL BE LIMITED WITH A PROJECT OF THIS SIZE.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**NONE THAT WE ARE AWARE OF.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**THE OWNER AND CONTRACTOR WILL CONTROL DUST DURING CONSTRUCTION TO THE GREATEST EXTENTS AS POSSIBLE USING BEST MANAGEMENT PRACTICES.**

**3. Water**

**a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**NONE ON SITE, WEBSTER'S POND AND ITS ASSOCIATED WETLAND IS LOCATED NORTHWEST OF PROJECT SITE AND WEBSTER'S POND WILL FLOW INTO PENNY CREEK.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans

**NO**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

**NONE**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**NO SURFACE WATER WITHDRAWALS OR DIVERSION ARE PROPOSED WITH THIS APPLICATION.**

**SEE SDA ENGINEERS DRAINAGE REPORT FOR ADDITIONAL INFORMATION**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NONE

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

WASTE WATER SHALL BE DISCHARGED INTO A PUBLIC SEWER SYSTEM. SEE SDA ENGINEERS CONCEPTUAL UTILITY PLANS FOR ADDITIONAL INFORMATION.

b. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

THERE WILL BE SOME INFILTRATION FACILITIES PROPOSED ON THE SITE THAT WILL DISCHARGE TO GROUNDWATER. ALL DISCHARGED WATER WILL BE TREATED PRIOR TO DISCHARGE PER THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL. SEE SDA ENGINEERS CONCEPTUAL DRAINAGE PLAN AND REPORT FOR ADDITIONAL INFORMATION

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number animals or humans the system(s) are expected to serve.

WASTE MATERIALS TO BE DISCHARGED INTO A PUBLIC SEWER SYSTEM.

c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM DRAINAGE TO BE CONTROLLED IN A DETENTION VAULT LOCATED NEAR THE NORTHWEST CORNER OF THE SITE. IT SHALL BE RELEASED VIA A CONTROL STRUCTURE

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EVALUATION FOR  
AGENCY USE ONLY

AND EVENTUALLY RUN WESTERLY TO WEBSTER'S POND. THERE WILL BE TWO RAIN GARDENS AND A BIOFILTRATION SWALE ALSO IN THE DESIGN FOR WATER QUALITY TREATMENT. ONE ALONG SEATTLE HILL ROAD FOR FUTURE IMPROVEMENTS TO SHR, AND ONE IN THE OPEN SPACE TRACT IN THE NW CORNER FOR SOME OF THE PLAT DRAINAGE. A BIOFILTRATION SWALE WILL ALSO BE UTILIZED FOR A PORTION OF THE PLAT DRAINAGE.

- 2) Could waste material enter ground or surface waters? If so, generally describe.

A SMALL AMOUNT OF YARD FERTILIZERS MAY FIND ITS WAY TO THE STORM SYSTEM

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

PROJECT WILL COMPLY WITH CITY OF MILL CREEK'S CODE REQUIREMENTS

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

VEGETATION SHALL BE REMOVED FOR THE ROAD AND FUTURE HOME CONSTRUCTION. SOME OF THE VEGETATION SHALL BE REPLACED AS THE HOMEOWNERS INSTALL THEIR YARDS AND LANDSCAPING.

- c. List threatened or endangered species known to be on or near the site.

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NONE THAT WE ARE AWARE OF

- e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

SOME OF THE EXISTING VEGETATION THAT WILL NOT CAUSE ANY HARM TO THE EXISTING OR PROPOSED INFRASTRUCTURE SHALL REMAIN.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

mammals: deer, bear, elk, beaver, other: Squirrels

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.

NONE THAT WE ARE AWARE OF

- c. Is the site part of a migration route? If so, explain.

PACIFIC NORTHWEST FLYWAY

- d. Proposed measures to preserve or enhance wildlife, if any:

NONE

6. Energy and Natural Resources

- a. What kinds of energy (electrical, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRIC AND NATURAL GAS SHALL BE USED FOR HEATING AND LIGHTING IN THE FUTURE HOMES

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NONE

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EVALUATION FOR  
AGENCY USE ONLY

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**HOMES ARE SUBJECT THE CURRENT UBS CODES**

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

**NONE**

- 1) Describe any emergency services that might be required.

**STANDARD SERVICES REQUIRED FOR A SINGLE FAMILY  
SUBDIVISION OF THIS SIZE**

- 2) Propose measures to reduce or control environmental health hazards, if any:

**NONE**

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**EXISTING TRAFFIC ON SEATTLE HILL ROAD HAS A SMALL AFFECT; THE  
CONSTRUCTION EQUIPMENT AS THE PROJECT IS UNDER CONSTRUCTION WILL  
CAUSE NOISE LEVELS TO ELEVATE. THESE ACTIVITIES WILL BE ALLOWED ONLY  
DURING THE TIMES AS SET FORTH BY MILL CREEK PLANNING AND  
DEVELOPMENT SERVICES**

- 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**DURING CONSTRUCTION, THE SURROUNDING RESIDENCES  
SHALL HEAR CONSTRUCTION EQUIPMENT NECESSARY TO  
COMPLETE THE INFRASTRUCTURE. AFTER WHICH ONLY STANDARD  
RESIDENTIAL USE FOR LAWN MOWERS AND SINGLE FAMILY  
AUTOMOBILES. CONSTRUCTION ACTIVITIES MAY TAKE PLACE**

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**BETWEEN THE HOURS OF 7AM TO 9 PM WEEKDAYS AND 8AM TO 9PM  
WEEKENDS**

3) Proposed measures to reduce or control noise impacts, if any:

**NONE**

**8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

**SINGLE FAMILY RESIDENCES**

b. Has the site been used for agriculture? If so, describe.

**NOT THAT WE A RE AWARE OF**

c. Describe any structures on the site.

**HOUSE AND OUTBUILDINGS**

d. Will any structures be demolished? If so, what?

**ALL STRUCTURES SHALL BE REMOVED OR RELOCATED**

e. What is the current zoning classification of the site?

**LOW DENSITY RESIDENTIAL**

f. What is the current comprehensive plan designation of the site?

**LOW DENSITY RESIDENTIAL**

g. If applicable, what is the current shoreline master program designation of the site?

**NONE**

h. Has any part of the site been classified as an "environmentally sensitive" area?  
If so, specify.

**NONE**

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EVALUATION FOR AGENCY USE ONLY

- i. Approximately how many people would reside or work in the completed project?

56 PEOPLE

- j. Approximately how many people would the completed project displace?

0 PEOPLE

- k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

PROJECT TO CONSTRUCT SINGLE FAMILY HOUSE THAT WILL BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

- b.

16 UNIT MIDDLE TO HIGH INCOME HOUSING

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

1 UNITS REMOVED, BUT IT WILL BE REPLACED

- c. Proposed measures to reduce or control housing impacts, if any:

NONE

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NEW BUILDING TO BE CONSTRUCTED TO THE HEIGHTS ALLOWED BY THE CITY OF MILL CREEK. THE EXTERIOR SHALL BE WOOD, BRICK AND STONE.

- b. What views in the immediate vicinity would be altered or obstructed?

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NONE

- c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE

**11. Light and Glare**

- a. What kind of light or glare will the proposal produce? What time of day would it mainly occur?

**STANDARD GLARE ASSOCIATED WITH A SINGLE FAMILY HOME**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

- c. What existing off-site sources of light or glare may affect your proposal?

NONE

- d. Proposed measures to reduce or control light and glare impacts, if any:

**PROJECT SHALL COMPLY WITH CITY OF MILL CREEK CODE REQUIREMENTS**

**12. Recreation**

- a. What designated and informal recreation opportunities are in the immediate vicinity?

**CITY AND COUNTY PARKS ARE NEARBY WITHIN THREE MILES OF THE PROJECT,**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NONE

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- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

**NEIGHBORHOOD POCKET PARK IS BEING PROPOSED WITHIN THIS APPLICATION PARK MITIGATION FEES SHALL BE PAID TO THE CITY OF MILL CREEK**

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**NONE**

- c. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site?

**NONE**

- c. Proposed measures to reduce or control impacts, if any:

**NONE**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans if any.

**SEATTLE HILL ROAD ABUTS THE EASTERN EDGE OF THE SITE. 146<sup>TH</sup> STREET S.E. SHALL BE CONSTRUCTED THROUGH THE SITE AND WILL BE USED FOR ACCESS BY THIS DEVELOPMENT. 146<sup>TH</sup> STREET SE SHALL END SHORT OF SEATTLE HILL ROAD AS A TEMPORARY STREET END. AN EMERGENCY ACCESS ROADWAY WILL BE CONSTRUCTED TO SEATTLE HILL ROAD BUT ACCESS WILL BE RESTRICTED BY BOLLARDS FOR USE BY EMERGENCY VEHICLES ONLY. A FUTURE COUNTY ROAD PROJECT IS PROPOSING IMPROVEMENTS TO SEATTLE HILL ROAD ACROSS THE SITE'S EAST FRONTAGE. THIS PROJECT WILL MAKE THE CONNECTION TO SEATTLE HILL ROAD WITH 146<sup>TH</sup> STREET SE AS A PUBLIC STREET. FUNDING FOR THIS PROJECT IS NOT YET SECURED. THIS PUBLIC STREET CONNECTION IS NOT BEING MADE WITH THIS APPLICATION**

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EVALUATION FOR  
AGENCY USE ONLY

DUE TO INADEQUATE SIGHT DISTANCE TO THE NORTH FOR THE CURRENT SEATTLE HILL ROAD VERTICAL PROFILE, AND THE FACT THAT DUE TO THIS SIGHT DISTANCE ISSUE, THE FUTURE ROAD GRADE OF SEATTLE HILL ROAD WILL BE LOWERED IN THE VICINITY OF THE INTERSECTION TO REMEDY THIS SIGHT DISTANCE ISSUE. THUS THE REASON FOR THE PROPOSED 146TH STREET PROFILE BEING HELD LOW AT ITS PROPOSED EAST TERMINUS. THIS WILL FACILITATE THE CONNECTION WITH THE FUTURE (AND LOWERED) SEATTLE HILL ROAD PROPOSED FUTURE GRADE. NOT LOGICAL TO BUILD AN INTERSECTION THAT WILL SIMPLY NEED TO BE DEMOLISHED AND LOWERED SOME 3', THUS CREATING AN INADEQUATE ROAD GRADE FOR 146TH IN THE FUTURE.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

TRANSIT IS AT SEATTLE HILL ROAD AND 148<sup>TH</sup> STREET S.E.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

64 NEW PARKING SPACES AND 4 PARKING SPACES SHALL BE ELIMATED

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

PUBLIC ROAD AND PUBLIC DRIVEWAYS SHALL BE CONSTRUCTED WITH THIS APPLICATION. THIS INFRASTRUCTURE SHALL BE CONSTRUCTED TO THE CITY OF MILL CREEK'S STANDARDS

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**SEE GIBSON TRAFFIC STUDY FOR THIS PROJECT. 143 TRIPS PER DAY APPROXIMATELY 16 DURING PEAK HOURS**

- g. Proposed measures to reduce or control transportation impacts, if any:

**TRAFFIC MITIGATION SHALL BE PAID TO THE CITY OF MILL CREEK AND SNOHOMISH COUNTY**

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**FOR THE SIXTEEN NEW HOMES, IT WILL CAUSE A SMALL AFFECT ON THE EXISTING SERVICES IN THE AREA. BUT WITH THE CURRENT MITIGATION IN PLACE, AND THE EMERGENCY ACCESS CONNECTION WITH SEATTLE HILL ROAD, THIS INCREASED NEED IS OFFSET BY THE INCREASED EFFECTIVENESS OF THE TRANSPORTATON NETWORK.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**MITIGATION FEES SHALL BE PAID TO EVERETT SCHOOL DISTRICT AND THE EVERETT FIRE DISTRICT PER THE CITY OF MILL CREEK'S CODES. A WAITING AREA SHALL BE INSTALLED NEAR THE PROJECT ENTRANCE. THIS WAITING AREA EXACT LOCATION AND SIZE SHALL BE DETERMINED DURING CIVIL PLAN SUBMITTAL, LINKED TO THE HOUSING UNITS IN THE DEVELOPMENT WITH SAFE STUDENT WALKWAYS, AND LOCATED BEHIND THE SIDEWALK.**

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**THE SITE CURRENTLY HAS ALL UTILITIES NECESSARY TO CONSTRUCT THESE SUBMISSIONS NEXT TO THE SITE. THIS**

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**SUBDIVISION SHOULD NOT CAUSE ANY MAJOR USE IMPACTS TO THE EXISTING UTILITIES OR SYSTEMS. CURRENT UTILITIES ARE INCLUDING BUT NOT LIMITED TO SNOHOMISH COUNTY PUD, SILVER LAKE WATER AND SEWER DISTRICT, COMCAST, PSE, FRONTIER COMMUNICATIONS.**

**C. SIGNATURE**

I declare and affirm under penalty of perjury that the statements made herein are true and correct to the best of my knowledge, information and belief. I understand that the lead agency is relying on them to make its decision.

Signature:  (Andrew C. Reeves) For: \_\_\_\_\_

Date Submitted: October 25, 2013

Ry McDuffy  
Land Resolutions  
3605 Colby Avenue  
Everett, Washington 98201  
(425) 258-4438  
Project number 2013-020

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

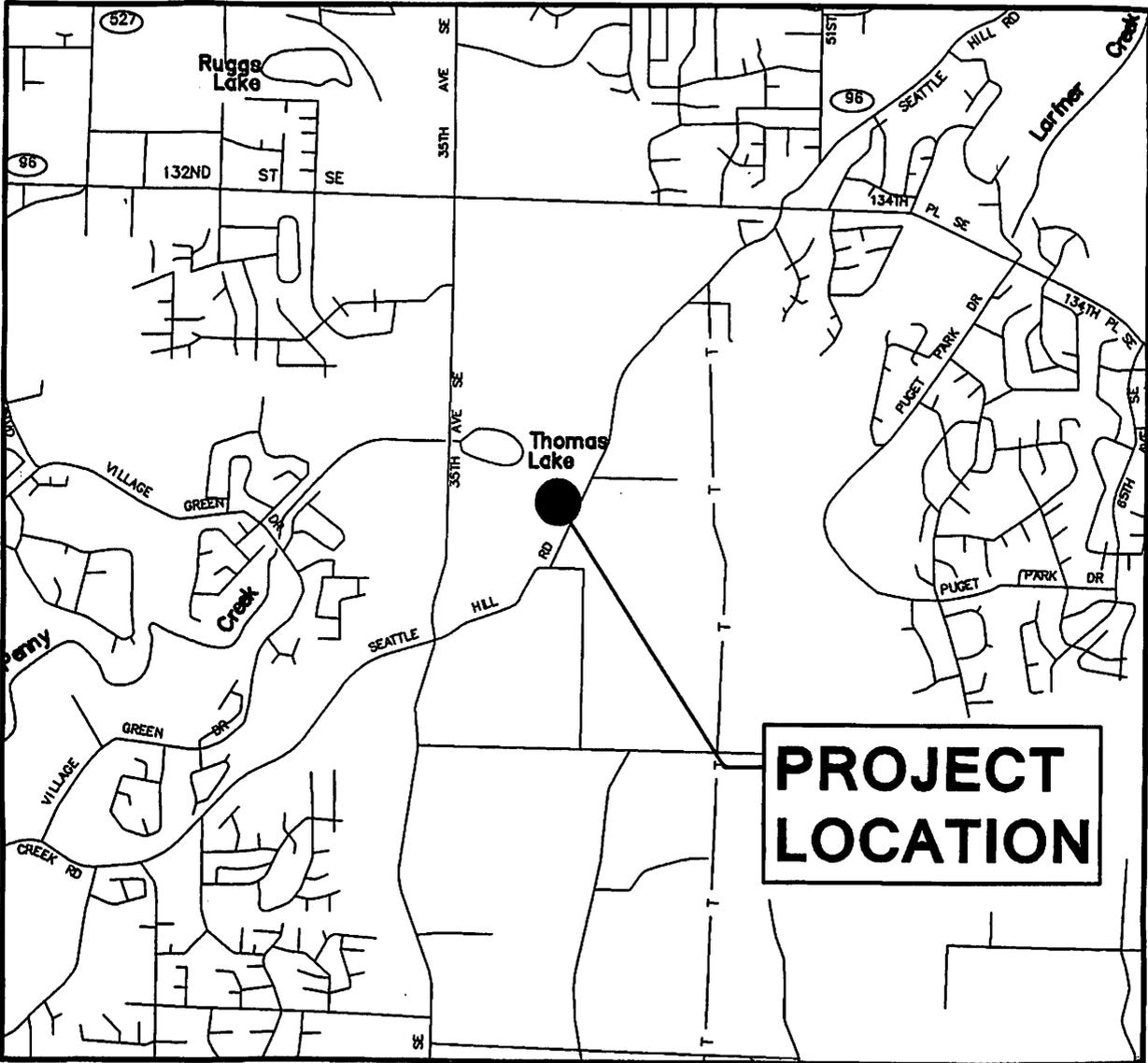
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**ATTACHMENT 3  
VICINITY MAP**



# ATTACHMENT 4

## LEGAL DESCRIPTION

### PARCEL A:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT BEARS NORTH 0°09'30" EAST, 30 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 0°09'30" EAST, 647.33 FEET;  
THENCE SOUTH 83°34'42" EAST, 421.81 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A COUNTY ROAD, AS CONVEYED TO SNOHOMISH COUNTY, BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7808020323;  
THENCE SOUTH 22°40'18" WEST, ALONG SAID RIGHT OF WAY LINE 652.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD;  
THENCE NORTH 89°15'39" WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 2 OF SHORT PLAT NO. SP 306(6-78), RECORDED UNDER AUDITOR'S FILE NUMBER 7808110274).

EXCEPT THAT PORTION THEREOF ACQUIRED BY SNOHOMISH COUNTY BY DECREE OF APPROPRIATION FILED ON OCTOBER 18, 2000, UNDER SNOHOMISH COUNTY SUPERIOR COURT CASE NUMBER 99-2-04077-3.

### PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 01°04'26" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 88°20'26" WEST, A DISTANCE OF 1.29 FEET TO THE WESTERLY FACE OF A 4 FOOT HOGWIRE FENCE;  
THENCE NORTH 00°26'31" EAST, ALONG SAID WESTERLY FACE, A DISTANCE OF 56.68 FEET;  
THENCE NORTH 01°19'34" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 84.18 FEET;  
THENCE NORTH 01°12'40" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 204.52 FEET;  
THENCE NORTH 00°58'38" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 216.60 FEET;  
THENCE NORTH 00°38'06" EAST, CONTINUING ALONG SAID WESTERLY FACE, A DISTANCE OF 85.58 FEET;  
THENCE SOUTH 82°39'46" EAST, A DISTANCE OF 2.09 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION, 647.33 FEET NORTHERLY OF THE POINT OF BEGINNING;  
THENCE SOUTH 01°04'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 647.33 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.