



May 15, 2014

Transmitted by Email and U.S. Postal Service

Mr. Andy Reaves
SDA
1724 West Marine View Drive #140
Everett, Washington 98201

SUBJECT: TRC REVIEW COMMENTS FOR PP 14-66 Crestview Village

Dear Andy:

The City's Technical Review Committee (TRC) met on May 8, 2014, to review the above-referenced application. The TRC is comprised of City staff and staff from other agencies with jurisdiction. The purpose of the meeting was to:

- 1) Review the application for consistency with the City's adopted plans, policies and regulations;
- 2) Obtain comments from other affected agencies and districts; and
- 3) Determine the environmental impacts of the project pursuant to the State Environmental Policy Act (SEPA).

A number of issues/concerns and the need for additional information were identified at the TRC meeting. A brief description of these items, organized by department/agency making the comments, is included below.

City of Mill Creek Community Development Department

- A. Under MCMC Section 16.12.040, you have requested several modifications.
 1. Reduction in building setbacks. For the building setbacks, you only need to request the reduction in rear yard setback from 25 feet to 10 feet. The other setbacks are already allowed in the MDR zone.
 2. Staff will not be supporting the requested rear yard setback reduction to 10 feet for Lots 12-16. The proposed 5-foot higher grade change for Lots 12-16 will have a negative impact on the existing houses in the adjacent Wexford Court lots to the south of Crestview Village. To mitigate for that impact, staff will recommend a rear yard setback of 20 feet for those lots and a 6-foot high wood fence at the top of the retaining wall. Please evaluate the impact this

SUBJECT: TRC REVIEW COMMENTS FOR CRESTVIEW VILLAGE PP 14-66

will have on the building envelopes for Lots 12-16; the lot configuration may need to be revised to accommodate the 20-foot rear yard setback. Also, is there a way to design the plat so the difference between the finished grade on the plat and the adjacent subdivision is minimized?

- B. The following changes need to be made to the preliminary plat map. A redlined copy is enclosed for your convenience:
 - 1. Show the rear yard setback modification request on the plat map.
 - 2. Show all existing structures within 50 feet of the site.
 - 3. Show the zoning designations of the abutting properties.
 - 4. Make the other changes/corrections as noted on the redlined plat map (attached).

- C. The following changes need to be made to the landscape plan:
 - 1. Tract 998 is proposed as an open space/recreation tract. The proposed plat is not within walking distance of any public park and is located on a busy arterial. To serve the recreational needs of the residents, please provide a recreational amenity in the open space tract. The amenity could be a picnic table and one or two benches, a small play structure, or some other amenity that increases the usability of the open space area.
 - 2. The roadway buffer (Tract 999) needs to be landscaped for the full 50-foot width. Some grass area is acceptable, but the landscaping needs to be primarily trees and shrubs in order to achieve the visual screening and roadway noise reduction, which is the goal of the roadway buffer.
 - 3. The Everett School District has provided a location for a student bus waiting area (see their comments below and attached). Please incorporate the waiting area into the landscape plan.

- D. A deposit for the hearing examiner will be due once the SEPA determination has been made and the comment/appeal period has ended. Per Mill Creek Municipal Code Section 3.42.047, the deposit amount is \$1,000. The applicant will be directly billed for any cost of the hearing examiner that exceeds the deposit. A remaining balance, if any, will be refunded to the applicant.

City of Mill Creek Public Works Department

The City Engineer, Scott Smith, has provided comments regarding the proposal, which are included in the attached Memo dated May 13, 2014.

SUBJECT: TRC REVIEW COMMENTS FOR CRESTVIEW VILLAGE PP 14-66

City of Mill Creek Police Department

The Police Department does not have any comments at this time.

Washington State Department of Transportation (WSDOT)

The City received comments via email on May 6, 2014 (attached).

Snohomish County Public Utility District (PUD)

The City received comments via regular mail on May 13, 2014 (attached).

Silver Lake Water and Sewer District

No comments received.

Snohomish County Public Works

The City received comments via email on May 2, 2014 (attached), indicating that the proposal will be subject to the county/city interlocal agreement for reciprocal traffic mitigation. The applicant must submit completed and signed offer forms (attached) to the County regarding traffic mitigation impacts.

Snohomish County Fire District No. 7

The City received comments via email on May 7, 2014 (attached). In addition, Captain Evan Adolf of Fire District No. 7 attended the TRC meeting.

Everett School District

The City received comments via email on May 5, 2014, indicating that school impact fees due for the project will be \$53,751.00 and indicating where the student bus waiting area needs to be located in the plat (attached).

Frontier Communications

The City received comments via email on May 8, 2014 (attached).

Community Transit

No comments received.

Preliminary Development Impact Mitigation Checklist

A preliminary estimate of SEPA impact mitigation fees due later in the development review process is attached.

SUBJECT: TRC REVIEW COMMENTS FOR CRESTVIEW VILLAGE PP 14-66

Conclusion

Please be aware that the above comments are intended to address the major concerns raised to date by the City and other agencies with jurisdiction and are based on the plans and information received. They are not to be interpreted as recommended Conditions of Approval.

Next Steps

The City has stopped the 120-day time period for processing the application pending receipt of the requested additional information. After the information is submitted to the City, the SEPA determination can be issued and a public hearing before the Hearing Examiner can be scheduled. **Please submit the signed Snohomish County traffic mitigation offer forms and requested plan revisions and report revisions.**

Should you have any questions about the review process, or should you want to set up a meeting to discuss the issues addressed in this letter in more detail, please call me at (425) 921-5726.

Sincerely,



Camille Chriest, AICP
Senior Planner

- Enclosures:
- Redlined Plat Map
 - Comments from City of Mill Creek Public Works Department
 - Email from WSDOT
 - Letter from Snohomish County PUD
 - Email from Snohomish County Public Works
 - Letter from Snohomish County Fire District No. 7
 - Letter from Everett School District
 - Email from Frontier Communications
 - Preliminary Development Impact Mitigation Checklist

- Copy to:
- Community Development Director
 - Public Works Director
 - City Engineer
 - City Attorney

MEMORANDUM

TO: Camille Christ, AICP, Senior Planner
FROM: Scott Smith, P.E., City Engineer *Ads*
DATE: May 13, 2014
SUBJECT: CRESTVIEW VILLAGE PRELIMINARY PLAT (PP 14-66)
TECHNICAL REVIEW COMMITTEE COMMENTS

Following are Technical Review Committee meeting comments from the Public Works Department for the proposed Crestview Village Preliminary Plat (PP 14-66). Please note that these comments are intended to address the major concerns discussed to date, based on the plans and information received. They are not to be interpreted as recommended Conditions of Approval, which will also include items not discussed in this memo.

Traffic

A traffic memorandum prepared by TENW, dated March 26, 2014, was included with the submittal. The following items will need to be addressed for the SEPA determination and public hearing:

- In the SEPA checklist, references are made to a traffic study prepared by Gibson Traffic Consultants, not TENW.
- Snohomish County has requested that a signed traffic mitigation offer worksheet be submitted for approval.
- The proposed access point on SR 96 does not meet intersection spacing requirements as prescribed in the City Comprehensive Plan, Transportation Element Policy 3.03, and WAC 468 - 51 / 52. A discussion needs to be included about why a variance should be granted, along with planned future joint use of the access point with the adjacent parcels.
- While the City has jurisdiction over the proposed access point location on SR 96, WSDOT will determine how it operates, either with full turn movements allowed or right-in, right-out only.

Drainage

A preliminary technical information report, prepared by SDA, dated April 1, 2014, was included with the submittal. The following items need to be addressed for the SEPA determination and public hearing:

- Throughout the report, references are made to the Snohomish County drainage system and 2010 County Drainage Manual. This is a City project under the requirements of the 2005 DOE Manual only, and the County has no jurisdiction or ownership of the public infrastructure. Please correct all references to the appropriate agency and drainage manual.
- The downstream analysis is incorrect, and the wrong infrastructure maps are used. If the vault is connecting to the existing City (not County) drainage system on 132nd Street to the west, it drains down to an existing City pond on the corner of SR 96 and SR 527, which outfalls to the north to the Fred Meyer shopping center. If the proposed development connects to the 132nd Street system to the east, it drains to the existing system on 25th Avenue SE. See attached City drainage maps.

- The City has not adopted the 2012 DOE Manual or WWHM 2012 yet. It would be more appropriate for the water quality and flow control calculations to be done using WWHM 3.
- The estimated construction schedule in the SWPPP project summary is not realistic.
- A discussion of the feasibility of Low Impact Development (LID) methods is required per MCMC section 16.04.020(B)3. Even though large scale infiltration is likely not possible with the soil and fill conditions, LID measures such as pervious driveways could reduce the size and cost of the underground vault.

Geotechnical

A geotechnical report has not been submitted. A discussion of the site soil conditions and the feasibility of infiltration will be needed for the LID analysis, and a study will be required in the future for the building permit associated with the buildings and detention vault.

Plans

The following items need to be addressed in a future submittal prior to the public hearing.

- On sheet C1.0, references are made to Gibson Traffic Consultants, not TENW.
- On sheet C5.0, the driveway cut on SR 96 in Road-A section is only 20 feet wide with a 2-foot offset from the property line. Could the driveway be widened all the way to the property line for two 11-foot travel lanes?
- Please submit an AutoTurn (or equivalent) exhibit showing that the required turn radii of the fire district and/or a WB-40 design vehicle can be met on the entrance route.
- Show the temporary paved turnaround on lot 17 on the preliminary plat map. On sheet C4.0, the curb, planter strip and sidewalk on lot 17 should not be continued through the temporary turnaround until the future loop road is constructed. The turnaround area should not encroach past the curb on lot 16.

If you have any questions or need additional information, please contact me at 425-921-5708. Thank you.

cc: Public Works Director

G:\PUBLIC WORKS\Land Development\Crestview Village\TRC comments.doc.



CITY OF MILL CREEK STORM DRAINAGE SYSTEM

1 D

UPDATED: APRIL 29, 2013



From: Rodman, Scott <RodmanS@wsdot.wa.gov>
Sent: Tuesday, May 06, 2014 3:35 PM
To: Camille Chriest
Subject: RE: Technical Review Committee Meeting Scheduled

Good Afternoon Camille:

WSDOT received your recent review request for the Crestview Village Preliminary Plan proposal, City project PP-14-66 located on 132d St SE (SR 96).

Under RCW, the City of Mill Creek has the jurisdictional authority to grant access to this Development.

We request the Developer supply our Office their civil plan set of the frontage improvements being required by your City to accommodate the needed access connection impacting State Route 96.

We typical request 11"x17" scaled engineer plans for staff review and comments, and, all documents will need to be sent to my Office at the given address below.

Thank you Camille.

Scott Rodman
WSDOT - Developer Services Engineer
Northwest Region
15700 Dayton Ave. N., NB 82-240
PO Box 33130
Seattle, WA. 98133-9710
206-440-4914
rodmans@wsdot.wa.gov

From: Pazooki, Ramin
Sent: Tuesday, May 06, 2014 2:20 PM
To: Rodman, Scott
Subject: FW: Technical Review Committee Meeting Scheduled

Scott,

Have we reviewed and commented on this project?

Ramin

From: Camille Chriest [<mailto:camillec@cityofmillcreek.com>]
Sent: Tuesday, May 06, 2014 1:21 PM



Providing quality water, power and service at a competitive price that our customers

Exhibit 11c

May 9, 2014

Camille Chriest
City of Mill Creek
15728 Main Street
Mill Creek, WA 98012

RECEIVED
MAY 13 2014
CITY OF MILL CREEK

Dear Ms. Chriest:

Reference Number: PP 14 66 Crestview Village Preliminary Plat

District DR Number: 14-075

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any removal or relocation of District facilities necessitated by this project shall be at the expense of the project developer.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development. We recommend contact with the District prior to design of the proposed project.

For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Elisabeth A. Tobin
Senior Manager
Planning, Engineering, & Technical Services

From: Dobson-Schmidt, Maria <Maria.Schmidt@co.snohomish.wa.us>
Sent: Friday, May 02, 2014 8:50 AM
To: Sherrie Ringstad
Cc: Camille Chriest; Scott Smith
Subject: RE: Technical Review Committee Meeting Scheduled
Attachments: Mill Creek - Crestview Village Offer.pdf

The county received the city's request for review for the Crestview Village, located at 2226 and 2304 132nd St SE, Mill Creek. If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

The applicant has two options for determining the development's proportionate share mitigation. The applicant may (1) prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or (2) the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA.

If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist.

If option 2 is chosen, the mitigation can be calculated based on \$230/153.3 impacting the county road system.

The County concurs with the conclusions of the traffic analysis. The applicant has chosen option 2, and has submitted an offer for \$35,259.00. But the applicant forgot to sign the offer. **Please have the applicant sign the offer and return it to me for acceptance. I've attached a copy.**

Thank you for the opportunity to review this proposal.

Maria Dobson-Schmidt
Associate Land Development Analyst
Transportation & Environmental Services/Traffic Dept



Snohomish County
Department of Public Works
3000 Rockefeller Ave M/S 607
Everett, WA 98201

Phone: (425) 388-3099
FAX: (425) 388-6449
email: Maria.Schmidt@co.snohomish.wa.us
WEB: www.Snoco.org

NOTICE

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>Crestview Village</u> City Project File Number (if known) Name of Applicant <u>Crestview 24, LLC</u> Address of Applicant <u>15 Lake Bellevue Dr, Suite 102, Bellevue WA 98005</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>219</u> ADT 3. The adopted County impact fee for this development: <u>230</u> \$/ADT 4. Total Proportionate Share Amount: \$ <u>35,259</u> <input type="checkbox"/> Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study) <u> </u> No road improvements are impacted. Hence, proportionate share amount is zero. <u> </u> The following road improvements are impacted. The calculation of proportionate shares is summarized below. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">List by Names/Description the Impacted County Projects (attach other pages if necessary)</th> <th style="text-align: center; border-bottom: 1px solid black;">County Project ID#</th> <th style="text-align: center; border-bottom: 1px solid black;">PHTs Impacting Project</th> <th style="text-align: center; border-bottom: 1px solid black;">Capacity: Cost per PHT</th> <th style="text-align: center; border-bottom: 1px solid black;">Proportionate Share Obligation per Impacted Project</th> </tr> </thead> <tbody> <tr><td>1.</td><td></td><td></td><td></td><td></td></tr> <tr><td>2.</td><td></td><td></td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="4">4. Total Proportionate Share Amount (sum of obligations for each impacted project)</td> <td style="text-align: right;">\$ <u> </u></td> </tr> </tbody> </table>					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)				\$ <u> </u>
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)				\$ <u> </u>																									
<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 <u> </u> No impact or not applicable <u> </u> Mitigation as described in attached traffic study. Mitigation of Impacts on Inadequate Road Conditions <u> </u> No impact or not applicable <u> </u> Mitigation as described in attached traffic study. Mitigation for Impacts on Access or Circulation <u> </u> No impact or not applicable <u> </u> Mitigation as described in attached traffic study.																													
<input 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: _____ Date _____ Signature by Authorized Official of Applicant or Authorized Representative Print Name and Title _____																													
<i>Instructions to Applicant. 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 MS 607, Everett WA 98201.</i>																													

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
Initialed 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

Initialed 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

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

Initialed by City Staffer

Print Name and Title

Notes



Snohomish County **Exhibit 11e**
FIRE DISTRICT 7

Protecting our community through rapid emergency intervention

May 07, 2014

To: Camille Christ, Senior Planner, City of Mill Creek

From: Evan Adolf, Captain, Sno. County FD 7

Re: Crestview Village

The following are the comments and concerns from Fire District 7 for the project located at 2226 & 2304 132nd St SE, Mill Creek, WA 98012.

- Ensure all hydrants required for this site are equipped with 4" STORTZ" adaptors.
- Ensure adequate fire flow / hydrants. I cannot locate the symbol(s) for fire hydrants on the site plan given to the Fire District.
- Ensure all roads in excess of 150" meet the requirements for emergency vehicle turn-arounds. The roadway does not show any turn-around for fire department apparatus.
 - *If the development has a "planned" extension into a future development, what assurance does the fire district have that the citizens will not be able to keep this road closed and not provide a proper turn around area? (River Crossing)*
- Do not allow secondary egress windows from upper level rooms to be between structures with less than 10' building setbacks (firefighters cannot meet minimum climbing angles in these reduced setback developments). Place these windows front and rear.
- Allow parking on one side of the road only.
- Prohibit any parking on the corners and clearly mark these curbed areas.

Please feel free to call me anytime with questions.

Signed,

Evan Adolf, Captain
Email: eadolf@snofire7.org
(425)508-7247

RECEIVED

MAY 07 2014

CITY OF MILL CREEK



3900 Broadway, Everett, WA 98201
www.everettsd.org

Exhibit 11f
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MAY 05 2014

CITY OF MILL CREEK

Board of Directors

May 6, 2014

Pam LeSesne
President

Carol Andrews
Vice President

Ted Wenta
Legislative Representative

Caroline Mason

Traci Mitchell

Administration

Dr. Gary Cohn
Superintendent

Dr. Tony Byrd
Associate Superintendent

Dr. Joyce Stewart
Associate Superintendent

Dr. Molly Ringo
Assistant Superintendent

Dr. Peter Scott
Assistant Superintendent

Camille Chriest, Senior Planner
Department of Community Development
City of Mill Creek
15728 Main Street
Mill Creek, WA 98012

RE: PP 14-66, Crestview Village

Dear Ms. Chriest:

The Everett School District is pleased to submit the following comments on the proposed 25 (25 new – 2 existing) single family units being created at 2226 and 2304 132nd St SE, Mill Creek, Washington.

School impact fees calculated by the Everett School District in the City of Mill Creek are the product of:

1. The number of housing units of each type,
2. The number of elementary, middle, and high schools students generated by each type of housing unit (Student Generation Rate),
3. Whether the schools serving the proposed development are over capacity,
4. The cost of providing accommodations in new portable classrooms for each student, estimated as \$4,181 (\$100,350 per portable classroom divided by 24 students).

The proposed project is within the enrollment boundaries of Mill Creek Elementary School, Heatherwood Middle School, and HM Jackson High School. All three schools are over capacity and will be included in the calculation of unhoused students generated by this development.

Inserting actual numbers and multiplying them produces the following:

.559 unhoused students x \$4,181 = \$2,337 x 23 single family units = \$53,751

Total school mitigation fees = \$53,751.00

In addition, the District has determined that students will be picked up and dropped off at the site entrance along 132nd Street SE. The District requests one hard surfaced student waiting area to be located at the entrance of the site. This hard surfaced student waiting area should be approximately 10' x 15' in size: linked to the buildings within the site with safe student walkways, and located behind the sidewalk. Attached the District has marked where this student waiting area would be located.

Thank you,

Chuck Booth
Facilities and Planning Coordinator
Facilities and Planning Department
cbooth@everettsd.org
425-385-4198

RECEIVED

MAY 05 2014

CITY OF MILL CREEK

CRESTVIEW VILLAGE PRELIMINARY PLAT

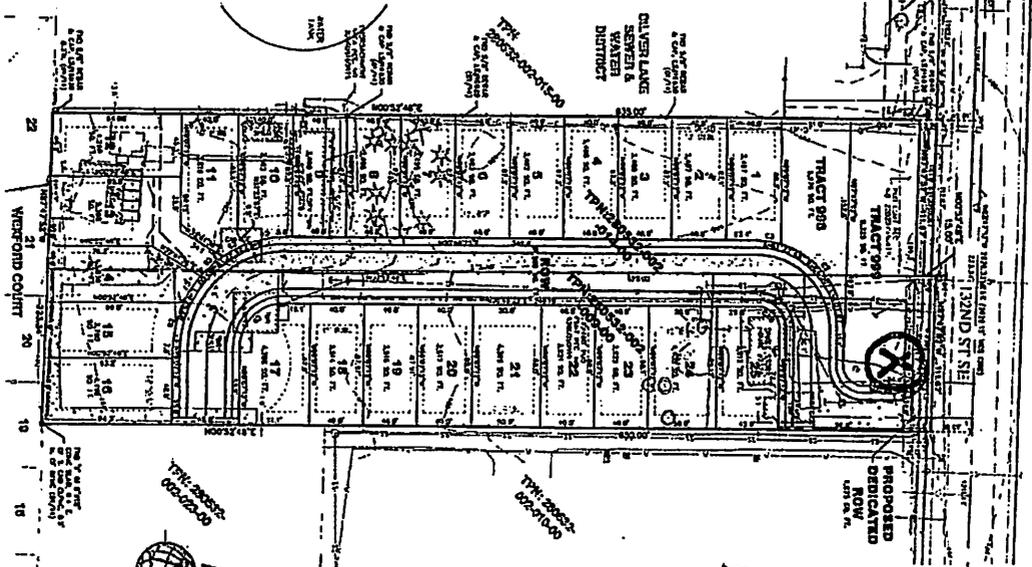
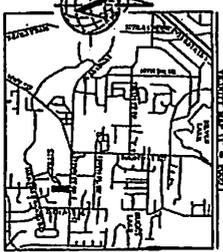


Table with 2 columns: LOT, AREA. Lists lot numbers and their corresponding areas.



PROPOSED DEDICATED NOW

LIST OF RECORDS

Reference to all records... including title block, plat, and other documents.

GENERAL NOTES

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

DETAILED DESCRIPTION

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

THE DEVELOPER

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

TITLE DESCRIPTION

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

DEVELOPER'S DATA

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

NOTES

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

REFERENCES

1. The plat is subject to all applicable laws and regulations... 2. The plat is subject to all applicable laws and regulations...

LEGEND



NW 1/4, NW 1/4, SEC. 32, TWP. 28 N., RGE. 5 E., W.M. CITY OF MILL CREEK, SNOHOMISH COUNTY, WA

Table with 2 columns: DATE, TIME. Lists dates and times for the plat.



CRESTVIEW VILLAGE PRELIMINARY PLAT OF 2226 & 2304 132ND ST. SE MILL CREEK, WA 98012

Table with 2 columns: DATE, TIME. Lists dates and times for the plat.

Camille Chriest

From: Collins, David A (Lynnwood, WA) <david.a.collins@ftr.com>
Sent: Thursday, May 08, 2014 8:57 AM
To: Camille Chriest
Subject: RE: Technical Review Committee Meeting Scheduled

Camille,

Frontier has underground cables on the south side of 132nd, locates are required for any work near the ROW, possibility of cables or pedestals and hand holes might need to be relocated depending on where driveway and curbing/sidewalks are.

David Collins
Network Engineer
Frontier Communications
Everett WA
425-263-4020 (o)
425-577-1249 (c)
david.a.collins@ftr.com

Mailing addr:
MC: WA01020S
1800 41st Street
Suite N-100
Everett, WA 98203



From: Camille Chriest [<mailto:camillec@cityofmillcreek.com>]
Sent: Tuesday, May 06, 2014 1:21 PM
To: Camille Chriest
Subject: FW: Technical Review Committee Meeting Scheduled

Hi All –

Just a reminder, if you have not yet provided comments on the Crestview Village Preliminary Plat proposal and wish to do so, please get them to me by 9:00 a.m. on Thursday, May 8. Thank you!

Camille Chriest, AICP
Senior Planner
City of Mill Creek
15728 Main Street
Mill Creek, Washington 98012

Phone: 425-745-1891
Direct Line: 425-921-5726
Fax: 425-745-9650
Email: camillec@cityofmillcreek.com

City of Mill Creek

Exhibit 11h

Preliminary Development Impact Mitigation Checklist

The City of Mill Creek uses the authority granted in MCMC 17.48 to assess fees to mitigate identified impacts of new development on public facilities/services. Public facilities for which mitigation is required are listed below:

Project Name: Crestview Village Preliminary Plat, 25 new units – 2 existing units = 23 units net			# of Units= 23	
Description	✓	Amount per Unit	Unit Description	Total
City of Mill Creek Neighborhood Parks *				
Where land acquisition and development are necessary.		\$3,304.40	Per owner-occupied (condominium/single-family) unit	
		\$1,930.38	Per renter-occupied (multifamily) unit	
Where only development is necessary. (North Pointe Neighborhood Park)	✓	\$2,863.76	Per owner-occupied (condominium/single-family) unit	\$65,866.48
		\$1,930.38	Per renter-occupied (multifamily) unit	
City of Mill Creek Community Parks *	✓	\$1,738.68	Per owner-occupied (condominium/single-family) unit	\$39,989.64
		\$1,171.99	Per renter-occupied (multifamily) unit	
City of Mill Creek Transportation	✓	\$3,000.00	Per PM Peak Hour vehicle trip on identified road segment (subject to verification of Traffic Study)	\$69,000.00
Snohomish County Transportation	✓		Determined by Snohomish County Public Works – Call 388-6440 for information	\$35,259.00
Snohomish County Fire Protection District # 7	✓	\$365.00	Per equivalent dwelling unit (EDU) – for commercial 2,400 square feet = one EDU (amount subject to verification by Fire District 7)	\$8,395.00
Everett School District Fees are based on the Everett School District's formula. Please contact Jill Stoffel at the District for further information, 425-385-4190.	✓		Per single-family dwelling unit	\$53,751.00
			Per multifamily dwelling unit with zero-one bedroom	
			Per multifamily dwelling unit with two or more bedrooms (To be verified by School District)	

Amounts shown above are preliminary and subject to change based on verification of the technical reports and potential in-lieu of construction of improvements or dedication of land.

The following supporting documents are available upon request:

1. MCMC 17.48 - Development Impact Mitigation Ordinance
2. City of Mill Creek Resolution 2013-503 RE Park Impact Mitigation (*amounts shown above reflect the 25% discount)
3. City of Mill Creek Ordinance 2011-735 RE Traffic Impact Mitigation
4. City of Mill Creek/Snohomish County Interlocal Agreement RE Traffic Impact Mitigation
5. City of Mill Creek/Snohomish County Fire Protection District No. 7 Interlocal Agreement RE Fire Facilities/Services Impact Mitigation
6. City of Mill Creek/Everett School District Interlocal Agreement RE School Facilities Impact Mitigation