

**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  
CRESTVIEW VILLAGE  
(CITY FILE PP 14-66)**

The applicant has submitted a Preliminary Plat/Planned Area Development application to develop property located 2226 132<sup>nd</sup> Street SE. The proposal is to subdivide 3.29 acres into 25 lots for single-family home development. As proposed, a 50-foot wide vegetated roadway buffer with sidewalk will be provided adjacent to 132<sup>nd</sup> Street SE and Tracts 999 will be common open space/park area. An underground stormwater detention vault is proposed within Tract 998. Per Mill Creek Municipal Code Section 16.12.040, the applicant has requested modifications to the minimum building setbacks (See **Attachment 1**, Preliminary Plat).

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:** Crest Vue Village 24, LLC  
15 Lake Bellevue Drive, Suite 102  
Bellevue, Washington 98005

**LOCATION:** The site is located at 2226 132<sup>nd</sup> Street SE in the City of Mill Creek.  
(See **Attachment 3 – Vicinity Map**)

**TAX PARCEL  
NUMBERS:** 28053200201400 and 28053200200900

**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

**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.

**4. PLANTS**

There are approximately 26 trees located on the site, which will need to be removed in order to construct the plat improvements and prepare the site for construction of houses. To mitigate for removal of the trees, the applicant has submitted a landscape plan in compliance with MCMC Section 17.22.020 and subject to MCMC Chapter 17.34, Design Review.

**5. ENVIRONMENTAL HEALTH - NOISE**

MCMC Chapter 9.14 limits the exemption for 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.

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 \$69,000.00 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. Operational restrictions shall be placed on the SR 96 access point in accordance with City Comprehensive Plan polices and WSDOT requirements.

**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 \$230 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 \$35,259.00, based on a generation of 70 percent of 219 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 \$35,259.00 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 25 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 2013-503.

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 2013-503, the developer shall pay \$2,863.76 per single-family dwelling x 23 dwellings = \$65,866.48 (credit shall be given for two existing single-family dwelling units). Pursuant to Chapter 17.48 MCMC, the developer shall pay neighborhood park mitigation fees in the amount of \$65,866.48 prior to approval of the Final Plat.
- B. Community Parks: In accordance with Resolution 2013-503, the developer shall pay \$1,738.68 per single-family dwelling x 23 dwellings = \$39,989.64 (credit shall be given for two existing single-family dwelling units). Pursuant to Chapter 17.48 MCMC, the developer shall pay community park mitigation fees in the amount of \$39,989.64 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 23 dwellings = \$8,395.00 (credit shall be given for two existing single-family dwelling units). The developer shall pay mitigation fees to Fire District No. 7 in the amount of \$8,395.00 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.

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 school 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 H.M. Jackson High School. According to the Everett School District, all three schools are over capacity, thus mitigation is required. Inserting actual numbers and multiplying them produces the following:

.559 unhoused students x \$4,181 = \$2,337 x 23 single family units = \$53,751.00

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 \$53,751.00 to 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 **4:30 p.m., August 6, 2014.**

**Responsible Official:** Tom Rogers, AICP  
**Title:** Director of Community Development  
**Address:** 15728 Mill Creek Boulevard  
 Mill Creek, Washington 98012  
**Date:** July 22, 2014  
**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 4:30 p.m., **August 6, 2014**, 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

G:\PLANNING\wp\Preliminary-Final Plats\Crestview Village PP 14-66\SEPA\MDNS PP 14-66 Crestview Village.docx

NW SECTION CORNER 32-28-5  
 FND INVERTED NAIL IN CONC MON  
 IN CASE, DOWN 1.5'  
 SNOHOMISH CO. ID: MP11  
 (01/14)

**INT DATA**

CRESTVIEW VILLAGE 24, LLC  
 15 LAKE BELLEVUE DRIVE, SUITE 102  
 BELLEVUE, WA 98005

ANDREW REAVES, PE  
 S.D.A. ENGINEERS, INC.  
 1724 W. MARINE VIEW DR, STE.140  
 EVERETT, WA 98201

MITCH T. S. EVANS  
 AXIS SURVEYING AND MAPPING  
 13005 NE 126TH PL  
 KIRKLAND, WA 98034

CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD  
 FOUND UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES  
 SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE  
 OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE  
 TS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE  
 OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR  
 EXCEEDS STANDARDS SET BY WACS 332-130-080/090.

**TRACT 5**

5,270 SQ. FT.

SECTION AND EASEMENTS SHOWN PER FIRST AMERICAN TITLE  
 NO. S 4229-2188530 AND 4229-2187734 DATED:  
 TR 6, 2013 AT 7:30 A.M.  
 TR 6, 2013 AT 7:30 A.M.  
 TR 6, 2014 AT 8:00 A.M.

MON DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A  
 SURVEY CONDUCTED ON JANUARY 21, 2014 AND CAN ONLY BE CONSIDERED AS  
 A GENERAL REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

1 3,497 SQ. FT.  
 2 3,487 SQ. FT.  
 3 3,488 SQ. FT.  
 4 3,490 SQ. FT.  
 5 3,492 SQ. FT.  
 6 3,493 SQ. FT.  
 7 3,495 SQ. FT.  
 8 3,496 SQ. FT.  
 9 3,498 SQ. FT.  
 10 3,562 SQ. FT.  
 11 3,816 SQ. FT.  
 12 4,280 SQ. FT.

143,457 SQ. FT. ±3.29 ACRES  
 143,457 SQ. FT.  
 25 LOTS/±3.29 ACRES = 7.6 DU/AC  
 ±9.91 DU/AC  
 ±3,811 SQ. FT.  
 NO MINIMUM LOT SIZE  
 ±3,487 SQ. FT.

±143,457 SQ. FT.  
 ±28,691 SQ. FT.  
 ±114,766 SQ. FT.  
 ±114,766 SQ. FT. = ±2.63 ACRES  
 25 LOTS/±2.63 ACRES = ±9.49 DU/AC

±698 LF  
 ±31,909 SQ. FT. = 21.68%  
 ±1,675 SQ. FT. = 1.14%  
 0 SQ. FT.  
 ±14,595 SQ. FT. = 9.92%

±95,279 SQ. FT.  
 ±14,595 SQ. FT.  
 ±109,874 SQ. FT./25 = ±4395 SQ. FT.

±143,457 SQ. FT.  
 ±28,691 SQ. FT.  
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SILVER LAKE  
 SEWER &  
 WATER  
 DISTRICT

TPN  
 200632-0025015-00

ENCROACHMENT  
 AREA PER REC.  
 NO. 200609160875

WATER  
 TANK

ZONE: MDR

ZONE: MDR

ZONE: LDR

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDITIONAL OFFSITE TOPOGRAPHY	3/15/14	ERM
#2	ADDITIONAL OFFSITE TOPOGRAPHY	6/24/14	ERM
#3	REAR SETBACK EDITS & SIDEWALK ADDITION	6/30/14	ERM
#4			
#5			
#6			
#7			

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



**Axis**  
 Survey & Mapping  
 13005 NE 126th Pl  
 Kirkland, WA 98034  
 Phone: 425.823.0700  
 Fax: 425.823.0700



JOB NO.	DATE	CHECKED BY	SCALE
14-019	6/30/14	MTSE	1" = 40'
DRAWN BY			
ERM			
SCALE			
1" = 40'			

CRESTVIEW VILLAGE 24, LLC  
 15 LAKE BELLEVUE DR, SUITE 102  
 BELLEVUE, WA 98005

ATTACHMENT 1  
 PRELIMINARY PLAT

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

Reviewed by  
C. Christ 7/16/14

# ATTACHMENT 2 SEPA CHECKLIST

RECEIVED

JUN 30 2014

CITY OF MILL CREEK

A. BACKGROUND

1. Name of proposed project, if applicable:

Crestview Village

2. Name of Applicant: Taylor Development

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

APPLICANT:

~~Taylor Development~~ Crest Vue Village 24, LLC  
15 Lake Bellevue Drive, Suite 102  
Bellevue, WA 98005

CONTACT PERSON:

Site Development Associates, LLC  
Attn: Mr. Andrew Reaves, PE  
1724 W. Marine View Drive, Suite 140  
Everett, WA 98201  
(425) 486-6533 ext. 111

4. Date checklist prepared:

March 13, 2014 (revised 6/30/2014)

5. Agency requesting checklist:

City of Mill Creek ~~Community Development~~

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

As soon as all approvals have been received.

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

None at this time.

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

Drainage Report – Site Development Consultants, LLC  
Preliminary Civil Plans – Site Development Consultants, LLC  
Traffic Report – TENW Traffic Consultant  
Landscaping Plans – Lane and Associates

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

There are no known pending approvals relating to the instant application.

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

- PRD Site Plan approval
- Preliminary Plat approval
- Construction Plan approval
- Right-of-way Use permit approval
- Final Plat approval
- Building permit approval
- DRB approval*

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).

The instant application is a request for approval of a PRD Site Plan / Preliminary Plat in order to construct 25 single family residential lots on a ~~3.33~~ *3.29* acre property located on 132<sup>nd</sup> Street SE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, 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 duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 2226 and 2304 – 132<sup>nd</sup> Street SE, in the city of Mill Creek.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site (underline one):**

flat, rolling, hilly, steep, slopes, mountainous, other

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

Approximately 5%.

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

According to the Soil Conservation Service mapping the subject site includes the following soil types: Alderwood Gravelly Loam.

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

None known.

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

Site development would include minimizing cut and fill where possible. The construction of the ~~town~~house foundations, project improvements and roadway frontage improvements will require some excavation and fill. Soils removed for the construction of the proposed development will be exported to a site approved to receive fill material. Preliminary estimates for cut and fill yardage are as follows: 4,000 cubic yards of cut and 10,000 cubic yards of fill.

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

There could be a short term increase in potential for on site erosion where soils are exposed during site preparation and construction. Construction plans for the proposed project will be designed to include Best Management Practices provisions in order to minimize erosion and sedimentation potential.

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

Approximately 40% of the site will be covered with impervious surfaces after project construction.

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

Best management practices provisions and recommendations from the Erosion Control Specialist employed to monitor the construction, will be utilized during the construction phase.

## 2. AIR

- a. **What types of emissions to the air would result from the 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.**

Short-term emissions, dust, and odors would be from construction equipment and site preparation. These impacts will be minimal and of short duration.

Long-term impacts could result from increased vehicle traffic to the site. Automobile emissions consist primarily of carbon monoxide, nitrogen oxides, hydrocarbons, and photochemical oxidants. The residential unit proposed may produce pollutants, after they are occupied. The impacts are not expected to be significant.

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

Vehicle emissions from traffic along public roadways. Air quality within the vicinity of the site is good and is expected to remain in that range.

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

Conformance with the Washington State Clean Air Act, requires the use of all known, available and reasonable means of controlling air pollution, including dust. All activities on the project site will conform with WSCAA.

### 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.**

There are no surface water bodies on site or in the immediate vicinity of the subject site.

- 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. There are no surface water bodies onsite or adjacent to the site, so no work will occur within any surface water body.

- 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 fill material.**

The applicant is not proposing to impact the wetland area as a part of this development application.

NA - no wetlands present on-site

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

No.

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

The site is not located within the 100-year floodplain.

- 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.**

Storm water from the proposed development will be released into the existing constructed stormwater system and not into a natural surface water body.

#### b. Ground:

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

The only water to be discharged into existing groundwater is that which would infiltrate through the ground. Quantities cannot be determined at this time.

- 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 of animals or humans the system(s) is (are) expected to serve.

The instant proposal does not include provisions for discharge of waste materials into the ground.

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.

All drainage from the project will be directed to the onsite storm water system. Please see the attached Drainage Report and Preliminary Civil Plans, prepared by Site Development Associates, LLC, for details relating to the storm water improvements and quantities of runoff expected. *The above referenced report and plans are incorporated herein by reference.*

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

Oils, grease and other pollutants from the additional paved surfaces could potentially enter the ground water or downstream surface waters through surface water runoff.

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

Construction of the proposed storm water system and provision of significant amounts of permanent open space are proposed to adequately mitigate this project's potential impact on surface, ground and runoff water.

*Compliance with Mill Creek code requirements*

4. PLANTS

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

deciduous tree: alder, maple, aspen, dogwood

evergreen tree: fir, cedar, pine, hemlock

Shrubs:

Grass:

Pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, sedge,

other water plants, water lily, eelgrass, milfoil, other

other types of vegetation: ornamental landscaping

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

There are approximately 26 trees located on the subject site. These trees will need to be removed in order to construct the plat improvements and prepare the site for construction of the

proposed homes. However, the applicant has prepared a landscaping plan detailing the proposed planting. *The Landscaping Plan is incorporated herein by reference.*

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

None known.

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

Please see the attached Landscape Plan for details associated with this item.

**5. ANIMALS**

**a. Underline 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: rodents  
Fish: bass, salmon, trout, herring, shellfish,  
other:

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

None known.

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

The City of Mill Creek is located within the Pacific Flyway.

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

No specific measures are included in this proposal to enhance wildlife. However, this urbanized site currently has limited habitat value due to the proximity of high volume transit corridor, nearby commercial development and limited suitable vegetation for habitat.

**6. ENERGY AND NATURAL RESOURCES**

**a. What kinds of energy (electric, 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.**

Electricity is used for lighting. Electricity and/or natural gas are used for heating.

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

No

- 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:

The requirements of the International Building Code (IBC) will be satisfied during the construction of the new ~~townhouse structures~~ *houses*.

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.

This proposal will not create any environmental health hazards.

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

No special emergency services will be necessary.

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

None proposed.

b. NOISE

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

Traffic on existing roads near the site would be audible.

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

Short term noise impacts would result from the use of construction equipment during daylight hours. At 200 feet from the area of construction, Leq would be approximately the following:

Activity	Leq (in decibels)
Clearing	71-72
Excavation	59-77
Foundations	65
Building Erection	60-72
Finishing	62-77

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

Construction activities would comply with the Washington State law with regard to noise levels. The residential land use is expected to generate typical residential noises and noise levels.

*Construction activity allowed per City of Mill Creek code:  
7 am to 9 pm weekdays  
8 am to 9 pm weekends*

## 8. LAND AND SHORELINE USE

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

Under-developed/Residential. Adjacent land uses are as follows:

Residential – North

Residential - South

Commercial – East / *Quasi Public West SLWD water tank*

Residential – West *+ vacant offices*  
*East*

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

Commercial agriculture has not been known to take place on the subject site.

### c. Describe any structures on the site.

Two single family residences and accessory buildings.

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

All structures located onsite will be removed during the construction of the proposal.

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

MDR (Medium Density Residential)

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

MDR (Medium Density Residential)

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

Not applicable.

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

No.

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

It is expected that approximately 75-100 people will reside in the completed project.

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

None.

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

The proposal does not include any measures to avoid or reduce displacement because no displacement will result from this proposal.

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

The proposal has been designed in accordance with the applicable zoning regulations and comprehensive plans.

**9. HOUSING**

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

Twenty five single family residential units are proposed for the subject site. These units will be priced in accordance with market conditions.

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

Two existing single family residences will be removed.

**c. Proposed measure to reduce or control housing impacts, if any:**

The instant proposal does not include any measures to reduce or control housing impacts.

**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?**

The proposed units are likely to be two - three stories in height, not to exceed the height limitations of the MDR zone. Exteriors are expected to be constructed from a variety of finish materials including wood, stone, masonry, etc.

*maximum height allowed in the MDR zone is 35 feet.*

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

Development of the subject site will change the appearance of the subject property, but no views of note are expected to be altered or obstructed.

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

None are proposed.

**11. LIGHT AND GLARE**

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

The instant proposal may have a limited amount of light and glare impact associated with vehicles travelling to and from the site and entering and leaving the public roadway during night time hours. The extent of the impact is expected to be negligible.

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

No

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

Vehicle headlights from cars travelling along 132<sup>nd</sup> Street SE may have an impact on the proposed units.

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

The required roadway buffer will attenuate much of the headlight traffic that may affect the proposed units.

*Compliance with Mill Creek code requirements.*

## 12. RECREATION

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

There are public schools in the vicinity of the site that provide informal recreational opportunity. Silver Lake is located north of the site and provides formal and extensive recreational opportunities. Additionally, Mill Creek Sports Park and Silver Crest Park are both located nearby to the subject site.

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

No

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

The applicant has proposed to provide 14,594 square feet of permanent open space onsite. Please see the attached Landscape Plans for a detailed description of the proposed improvements.

*Park mitigation fees to 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 known.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

None known.

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

If any archaeological artifacts were discovered during construction, activity in that area would be halted and the State Historic Preservation Officer would be contacted.

**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.**

The site is located at 2226 and 2304 – 132<sup>nd</sup> Street SE.

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

Public transit serves the general vicinity of the project along 132<sup>nd</sup> Street SE. Community Transit has a stop located 0.02 miles from the subject site (Stop #1564) at the intersection of 132<sup>nd</sup> Street SE and 21<sup>st</sup> Drive SE, just west of the site.

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

Single family residential units are required to provide 2 parking spaces per unit, per Mill Creek Municipal Code, therefore the instant proposal will provide a minimum of 50 off street parking spaces. No parking spaces will be eliminated.

**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).**

The subject proposal has been designed to include a new public road connecting to 132<sup>nd</sup> Street SE. As designed the proposal will allow for future extension of the proposed roadway onto the under-developed property located to the east of the site, maximizing the road connectivity. This new public road will be constructed to city of Mill Creek 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.**

Please see the detailed Traffic Report prepared by TENW Traffic Consultants. *The above described report is incorporated herein by reference.*

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

Please see the detailed Traffic Report prepared by TENW Traffic Consultants. The above described report is incorporated herein by reference.

Traffic mitigation fees to 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.

The instant proposal will increase the number of residential housing units to be served by public service entities. However, the addition of twenty five single family residential units in this area is not expected to cause a significant impact of public services.

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

None.

mitigation fees to Fire District No. 7 and Everett School District

16. UTILITIES

a. Underline all 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.

- Electricity.....Snohomish County PUD
- Water.....Silver Lake Water & Wastewater District
- Sewer.....Silver Lake Water & Wastewater District
- Telephone.....Verizon **Frontier**
- Gas** **PSE**

Utility extensions would be the responsibility of the applicant.

C. SIGNATURE

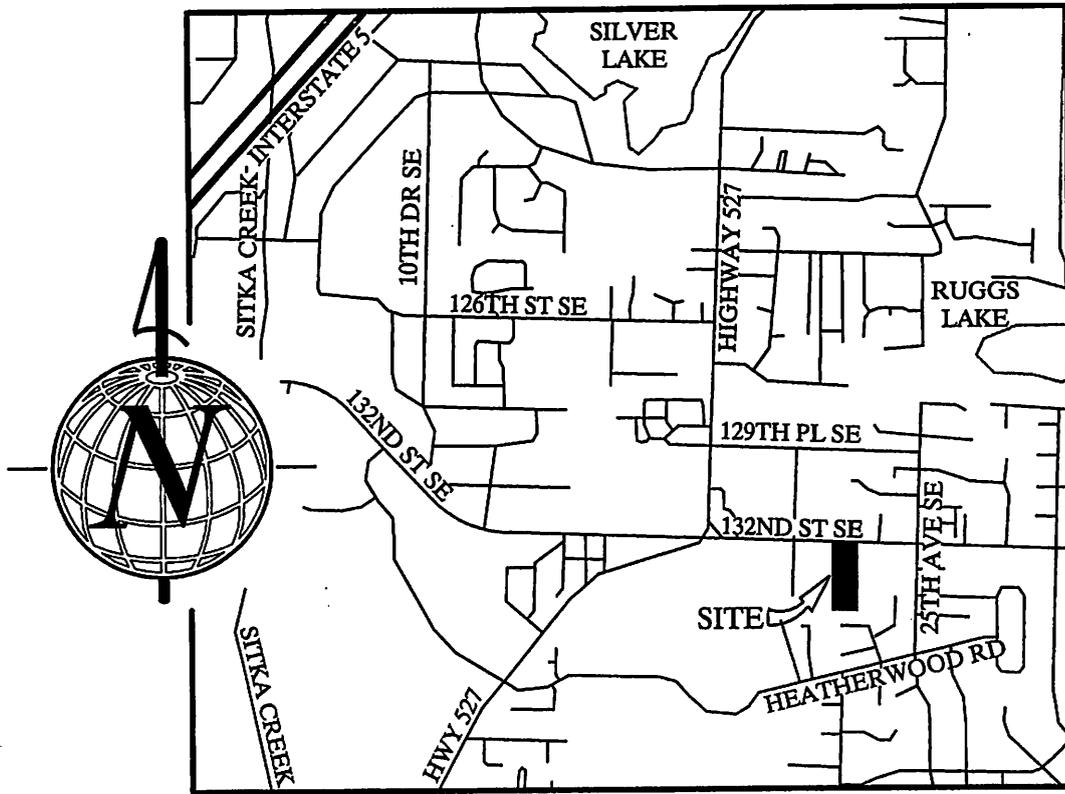
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date prepared: March 13, 2014

# ATTACHMENT 3 VICINITY MAP

VICINITY MAP (1" = 2000')



ATTACHMENT 4  
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL A

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M. LYING NORTHERLY OF BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 32 WHICH IS 30 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH MARGIN OF COUNTY ROAD FOR 1303.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°30'30" EAST FOR 111.67 FEET;

THENCE SOUTH 00°49'50" EAST FOR 650 FEET TO THE NORTH LINE OF SAID BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3;

THENCE NORTH 89°30'30" WEST ALONG SAID NORTH LINE OF BLOCK 2 FOR 111.67 FEET;

THENCE NORTH 00°49'50" WEST 650 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 15 FEET AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8402290223, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M. LYING NORTHERLY OF BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, 30.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH MARGIN OF THE COUNTY ROAD FOR 1192.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°30'30" EAST 111.67 FEET;

THENCE SOUTH 0°49'50" EAST FOR 650.00 FEET TO THE NORTH LINE OF SAID BLOCK 2, HEATHERWOOD GARDEN TRACTS NO. 3;

THENCE NORTH 89°30'30" WEST ALONG SAID NORTH LINE OF BLOCK 2 FOR 111.67 FEET;

THENCE NORTH 0°49'50" WEST FOR 650 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8312050061.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.