CITY OF
Mill Creek
WASHINGTON

15728 Main Street, Mill Creek, WA 98012
Administration 425-745-1891
Police 425-745-6175
All Other Departments 425-551-7254

October 25, 2017

Ms. Cher Anderson
Village Life, Inc.
Bellevue, Washington 98007

SUBJECT: TRC COMMENTS FOR PRELIMINARY PLAT CREEKSIDE WEST, PL2017-0022

Dear Ms. Anderson:

The City's Technical Review Committee (TRC) met on October 18, 2017 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.

<u>City of Mill Creek Department of Community & Economic Development</u>

1) The Preliminary Plat Map needs to be revised to: a) label the 50 foot roadway buffer tract along 35th Avenue SE as "Tract 993 Roadway Buffer" as recorded on the original plat of Creekside Place, AFN#201311085003, and b) show existing zoning and zoning boundaries on the site and immediately adjacent property.

2) The SEPA Checklist needs to be revised per the attached redlined.

City of Mill Creek Public Works Department

The City Engineer, Kamal Mahmoud, reviewed the traffic study and determined that the traffic study is adequate. In addition, the City's drainage and critical areas consultant, Perteet Engineering has reviewed and provided comments on the Drainage, Critical Areas and Geotechnical reports in the attached the two memos both dated October 18, 2017 from Brian Caferro and Jason Walker. Revisions to the drainage report, plans and SEPA Checklist are requested.

Snohomish County Fire District No. 7

Captain Michael Fitzgerald of Fire District No. 7 reviewed the proposal and access appears well-achieved and fire flow will be as required by International Fire Code.

Everett School District

The City received comments via email on October 10, 2017 (attached). The Everett School District is requesting impact mitigation fees and installation of a 10' x 15' bus pad on the north corner of the site's frontage along 35th Avenue SE.

Silver Lake Water and Sewer District

Silver Lake Water and Sewer District has no additional comments to the August 24, 2017 Request for Availability Letter.

The following agencies did not submit comments:

- Snohomish County Public Works
- Snohomish County Public Utility District
- City of Mill Creek Police Department
- Washington State Department of Transportation (WSDOT)
- Frontier Communications
- Department of Ecology

Preliminary Development Impact Mitigation Checklist

A preliminary estimate of SEPA impact mitigation fees due later in the development review process is attached in The Preliminary Development Impact Mitigation Checklist.

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. Please submit the requested plan revisions and report revisions on Mybuildingpermit.com.

After the information is submitted to the City, the SEPA Threshold Determination can be issued and a public hearing before the Hearing Examiner can be scheduled. Please be aware that the direct cost of the public hearing will be invoiced to you directly though Mybuildingpermit.com.

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) 921-5738.

Sincerely,

Christi Amrine, AICP
Senior Planner

Enclosures:

1. Redlined SEPA Checklist
2. Memorandum from Perteet Engineering, Brain Caferro dated October 18, 2017
3. Memorandum from Perteet Engineering, Jason Walker dated October 18, 2017
4. Email from Everett School District dated October
5. Preliminary Development Impact Mitigation Checklist

Copy to: Director of Community and Economic Development
City Engineer

City TRC Comments:
Please revise and resubmit

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable:
   Creekside West
2. Name of applicant:
   Wilcox Group, LLC
3. Address and phone number of applicant and contact person:
   Applicant: 19018 92nd AVE W, Edmonds, WA 98020

Contact: Cher Anderson c/o Village Life, 19020 33rd AVE W, #450, Lynnwood, WA 98036, (425) 778-4111 ext. 105 or email Cher@village-life.net

4. Date checklist prepared:
   09/13/2017

5. Agency requesting checklist:
   City of Mill Creek

6. Proposed timing or schedule (including phasing, if applicable):
   Site construction is propsed to begin as soon as all necessary permits have been obtained. Full build out will occur within two (2) years of the project being complete.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Environmental Checklist, Targeted drainage plans and report, and Traffic Impact Analysis.

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.
   No.

10. List any government approvals or permits that will be needed for your proposal, if known.
    Preliminary approval, SEPA determination, drainage plan approval, water and sewer plan and construction approval, clearing and grading permit, right-of-way permits, ~~forest practice~~ permits, utility permits and construction, final project approval, and 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.)
    The proposal is to construction 10 fee simple townhouse units on approximately 1.26 acres.

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

    13407 35th AVE SE, Mill Creek, 98012. East side of 35th AVE SE just south of the 132nd ST SE intersection. NW ¼ of Section 33, Township 28 N, Range 5 E, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?
0-10%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the NRCS website the soils are classified as Mukilteo Muck

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

Not to applicant's knowledge

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Drives, stormwater detention/retention, and building sites would be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill would be sought, thereby reducing the need to import or export material. Approximately 5,000 +/- cubic yards of earth will be moved for access, lot/unit and drainage facility construction (3,500 cy cut and 1,500 cy fill). If needed, imported and/or exported fills will be moved from/to permitted sites. For additional information see the attached drainage plans and report for the project.

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

During construction, the probability of increased erosion would be present. Following construction, the probability would decrease when drainage is controlled and cleared areas are revegetated.

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

Upon completion approximately 27% of the site will be covered with impervious surfaces. Please see the drainage plans and report for additional information.

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

Temporary measures to control erosion could include: sedimentation ponds, filter fences and diversion swales. Permanent measures could include: landscaping, piping and armoring of outfall areas. The storm water detention and treatment facilities will be designed in accordance with Washington State Department of Ecology and Mill Creek Design Standards. A storm water Pollution Prevention Plan will be prepared and submitted for approval which will specify the methods of storm water control, temporary and permanent water quality treatment methods, and any monitoring which might be required during construction. In addition to standard Best Management Practices (BMP's) used in the course of development, this project may also use

electrical processes and/or chemical additives to flocculate sediment from storm water in the event that County and State water quality standards are not met using BMP's

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of access and driveways. After construction the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO^2 emissions to the ambient air. Fireplaces installed in homes would contribute smoke to the ambient air as well

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

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal. The effect of these emissions would be negligible due to regulation by the Washington State Department of Licensing.

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

Should construction activities by undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions are regulated by the Washington State Department of Licensing.

3. Water

a. Surface Water:

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.

Yes, Penny Creek lies east of the eastern boundary of the property along with its associated buffer; an associated wetland lies further east of Penny Creek. This creek and wetland lie within Tract 994 of the final plat of Creekside Place (AFN: 201311085003).

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.

Work will take place adjacent to the protected wetland/stream buffer that lies east of the project boundary; there will be no work in the actual buffers or critical areas themselves. Please see the Drainage Plans as prepared by Omega Engineering for clearing limits and project construction protection measures.

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.

None.

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.

No

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.

Post development storm water runoff containing some pollutants (primarily oil and debris washed from driveways), along with water soluable yard care products, may be collected by the storm drainage system. The storm water treatment system will mitigate the discharge of any waste materials from the site.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Any alteration to the direction or rate of flow of ground water due to grading operations should be on site only as a result of site grading. Release of ground water onto adjoining properties should not vary from the present condition.

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) are expected to serve.

Proposed lots will use the sanitary sewer system, therefore there would be no major sources of waste material which could be discharged into the ground.

c. Water runoff (including stormwater):

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.

Through the construction of access, residences and driveways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by access, building roofs and driveways. This water will be collected and directed to storm retention/detention facility. See the attached drainage plans and report.

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

Refer to surface water response (#6) and ground water response (#2).

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

City approved temporary erosion control measures will be installed during construction. After construction, storm water runoff will be collected and directed to a retention/detention facilities containing water quality features. See the attached conceptual storm drainage plans, drainage report and downstream analysis which is to be incorporated by reference into this SEPA checklist.

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
_X_shrubs
_X_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, 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?

Existing vegetation will be removed as necessary for access, utility construction, and home sites.

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

None known or observed on site.

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

As much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with native grasses as practical and mitigated for as required by code. The 50 foot roadway buffer along 35th Avenue SE (Tract 993) will be landscaped per the DRB approved landscape plan of Creekside Place.

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other: **small mammals**
fish: bass, salmon, trout, herring, shellfish, other _____
coho in Penny Creek according to the WDFW resource information.

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

None known or observed on site.

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

Not to our knowledge.

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

Retention of existing vegetation as is compatible with grading, utility and home construction will preserve wildlife habitat.

e. List any invasive animal species known to be on or near the site.

Unknown

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 and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes. Wood burning and passive solar gain would be secondary sources of heat.

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 inclusion of energy conservation measures would be per the applicable codes and the choice of individual homeowners.

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 known to our knowledge.

1) Describe any known or possible contamination at the site from present or past uses.
Unknown

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
Unknown

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Not applicable

4) Describe special emergency services that might be required.
No special emergency services will be required by the proposed project.

5) Proposed measures to reduce or control environmental health hazards, if any:
To meet all fire and building code provisions for fire and life safety.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise from traffic on surrounding roadways could have a minimal impact on the project.

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 hours noise would come from the site.

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

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

Use of proper construction equipment exhaust muffling devices and limitation of construction to normal waking hours would minimize construction related noise impacts. Standard soundproofing materials would be used in the construction of residences to reduce ambient noise levels in the completed homes.

Soil and Bark Nursery

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The subject site is vacant. The adjacent properties are used for residential to the west and east and commercial uses (Thomas Lake Center across the street to the northwest and Pacific Topsoils to the south). North of the site is the City's detention. The proposal will not affect the current land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None

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

No

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

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

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

Upon completion, approximately 30 people would reside in the development (2.86 per residence x 10 residences).

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

None.

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

None proposed.

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

This project will follow the provisions of the zoning code to ensure compliance and compatibility.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This project will follow the provisions of the zoning code to ensure compliance and compatibility.

9. Housing

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

10 new residences of moderate to middle-income homes will be developed on the property.

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

None

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

None proposed.

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 tallest height of any structure would be per the building and zoning code. Exterior building materials are expected to be of wood or manufactured siding and roofing.

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

None known

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

The observance of building setbacks and zoing code.

11. Light and glare

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

The proposal would produce light from automobile headlights and home lighting, primarily at night.

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

Not to our knowledge. Night lighting could actually promote safety.

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

Surrounding residences and traffic.

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

None proposed.

12. Recreation

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

The nearest designated City parks are "North Pointe Park" approximately ¼ mile to the south and "Buffalo Park approximately ½ mile to the east.

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:

Payment of park impact mitigation fees as required by the City.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Data assessed via the DAHP website (Department of Archeology & Historic Preservation) and their available mapping system on-line

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction would be temporarily halted should evidence of historic, archeological, or cultural importance be discovered. Applicable agencies would then be contacted.

14. Transportation

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

The property is accessed from 35th AVE SE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, public transit is available along the 35th AVE SE & 132nd ST SE corridors.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking would be accommodated in residents' garages. All homes have two-car garages; therefore 20 off-street parking spaces will be provided. No parking would be eliminated. Additionally, 6 guest parking stalls will be provided.

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

No new roads or improvements will be needed with this proposal.

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

This proposal will not generate any significant use of water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposal would generate approximately 58 new average daily trips; please refer to the Traffic Study for this project for additional information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

Payment of applicable City of Mill Creek impact fees as applicable.

15. Public services

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

The proposal could place additional demands on public services; but generally these services are already in place to handle these increased demands.

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

Residents would become part of the tax base/user group that supports these services. As provided for in City Codes, applicable impact mitigation fees will be paid for impacts, if any, to roads, schools, and parks.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, **water**, refuse service, **telephone**, **sanitary sewer**, septic system, other _____

please add fire mitigation to Fire District. In addition the Everett School District is requiring the installation of a 10' x15' bus pad along the site frontage on 35th Avenue SE.

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.

See preliminary map for list of utilities and purveyors. All public utilities will be located within the access corridors.

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: _____

Name of signee Cher Anderson

Position and Agency/Organization Authorized Representative – Village Life

Date Submitted: 09/13/2017

Revised date:_____

PERTEET

TECHNICAL MEMORANDUM

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Kamal Mahmoud, PE, Acting Director of Public Works, City of Mill Creek

From: Brian Caferro, PE, Perteet

Date: October 18, 2017

Re: Drainage Review Comments for Creekside West

This memorandum provides a preliminary drainage review of the Creekside West project based on this project's compliance with the City of Mill Creek Municipal Code and meeting the minimum requirements of the 2012 Stormwater Management Manual for Western Washington (SWMMWW), as amended in December 2014. This project proposes the construction of 10 new townhomes along with associated access drive, storm drainage and utilities. The project site is a 1.26 acre parcel that fronts 35th Ave SE. The site address is 13407 35th Ave SE. The following minimum requirements were reviewed for application to this project based on the preliminary plans and the preliminary drainage report. The preliminary geotechnical report was also reviewed, however it was not reviewed by a geotechnical engineer, rather from a civil engineering standpoint.

Minimum Requirement No. 1 – Preparation of Stormwater Site Plans

The Stormwater Site Plan is a comprehensive report containing all of the technical information and analysis necessary for the City of Mill Creek to evaluate the proposed improvements for compliance with the stormwater requirements. The applicant has provided sufficient information for evaluation at this particular design level. It is acknowledged that the current design level is at a preliminary design stage and that the next design submittal will include more detailed design information which will allow for a more thorough review. The next design submittal shall also address all comments included in this memorandum.

Minimum Requirement No. 2 – Construction Stormwater Pollution Prevention Plan (SWPPP)

It is acknowledged that the current design is preliminary in nature and that a SWPPP will be prepared and submitted as part of the final design package, unless it is intended that the contractor prepare and submit the SWPPP prior to beginning construction. A SWPPP template can be found on the Ecology website.

Minimum Requirement No. 3 – Source Control of Pollution

It is acknowledged that the current design is preliminary in nature and that source control will be addressed during final design. If the project is not required to provide source control then please state why it is not required.

Minimum Requirement No. 4 – Preservation of Natural Drainage Systems and Outfalls

It appears the project meets this requirement to the greatest extent practical. The existing site topography is very flat and therefore most runoff likely stays on site and infiltrates in the existing condition. The proposed drainage system is designed to infiltrate most of the site's runoff in the developed state. Therefore, the natural drainage systems are being preserved to the greatest extent practical.

Minimum Requirement No. 5 – On-Site Stormwater Management

The drainage report and plans indicate that bioretention areas will be the preferred LID BMPs used on this project to satisfy this requirement. This requirement is being met, assuming infiltration testing and groundwater monitoring supports the design.

Minimum Requirement No. 6 – Runoff Treatment

Enhanced treatment is the required level of runoff treatment for this project. The applicant has proposed the use of bioretention areas with amended soil layers to treat stormwater. This proposed method of treatment is in compliance with the SWMMWW. Infiltration tests will need to be performed at each facility location to demonstrate that each bioretention facility has an infiltration rate that supports the design. Groundwater monitoring should also be performed during the upcoming wet season to verify the seasonal high ground water table and to make sure there is proper separation between the bottom of the bioretention areas and the high ground water table.

Minimum Requirement No. 7 – Flow Control

The applicant has proposed the use of bioretention areas to satisfy the flow control requirement. This proposed method of flow control is in compliance with the SWMMWW. Infiltration tests will need to be performed at each facility location to demonstrate that each bioretention facility has an infiltration rate that supports the design. Groundwater monitoring should also be performed during the upcoming wet season to verify the seasonal high ground water table and to make sure there is proper separation between the bottom of the bioretention areas and the high ground water table.

Minimum Requirement No. 8 – Wetlands Protection

The applicant appears to be adequately addressing this minimum requirement. There are no wetlands on site and infiltration of on-site flows will aid in recharging the nearby off-site wetland and stream.

Minimum Requirement No. 9 – Operation and Maintenance

The applicant has included an Operation and Maintenance manual in the appendix of the drainage report. Therefore, this requirement has been met.

<u>Additional Drainage Comments:</u>

Drainage Report:

1. General – Per Ecology, the term Rain Garden is typically associated with a non-engineered facility whereas the term Bioretention Cell is typically associated with an engineered facility, like the facilities being used on this project. Therefore, please use the term Bioretention Cell instead of Rain Garden.
2. Section IV – Please provide an exhibit which shows a delineation of the areas that are tributary to each bioretention facility.
3. Section IV – If you are allowing flows from the vegetated areas around the site to sheet flow off the site then demonstrate that the increase in flow during the 100 year storm event is less than a 0.1 cfs from the existing condition for that same area.
4. Section V, A.1 – Infiltration testing and groundwater monitoring will need to be conducted in order to verify the 1 inch per hour infiltration and the high groundwater table elevation stated in the report.
5. Section V, F – Provide a backwater analysis (using the max water surface elevation in the bioretention facilities) to demonstrate that backwater effects won't overtop any of the catch basin rims.
6. Appendix A – Facility size information such as bottom area, side slopes and depth are missing from the calculation output. Also, provide separate sizing calculations for each bioretention facility.

Geotechnical Report:

1. The geotechnical report states that a 1 inch per hour infiltration rate should be used for design purposes. There needs to be infiltration testing conducted to verify this infiltration rate. Ecology recommends PIT testing.
2. Wet season groundwater monitoring needs to be conducted in order to verify the seasonal high groundwater elevation onsite.

Plans:

1. Sheet 4 – What sort of surface is being used for the access drive and turnaround between the townhome units and how is runoff from these areas being collected?
2. Sheet 4 – How is runoff from the roadway between stations 8+50 and 9+50 being collected, detained and treated?
3. Sheet 4 – Please show more proposed contours so flow patterns can be easily discernable.
4. Sheet 4 – Please show the 18-inch thick bioretention soil mix layer at the bottom of the Typical Bioretention Area Detail.
5. Sheet 4 and Sheet 3 – Some of the catch basins have rim, invert and horizontal control information called out in more than one spot. I recommend that this information only be called out once for each structure. This will prevent the possibility of having conflicting information if catch basins are moved or vertical components are changed.
6. Sheet 4 – Provide a roadway cross section to show how the road is cross sloped. It appears that the road is super-elevated to one side but this should be shown in a cross section.
7. Sheet 5 – There is a curb cut detail and a permeable pavement detail on this sheet but there is no indication on the plans that they are being used. Remove these details if they are not being used.
8. Sheet 5 – Provide a detail for grasscrete, which is called out on Sheet 3.

PERTEET

MEMORANDUM – Creekside West Critical Areas Review

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Kamal Mahmoud, PE, Acting Director of Public Works, City of Mill Creek

From: Jason Walker, PLA, PWS, Environmental Manager and Wetland Scientist, Perteet

Date: October 18, 2017

Re: Critical Areas Review Comments for Creekside West

SUMMARY

Perteet Inc. conducted a critical areas review of the proposed Creekside West Preliminary Binding Site Plan for the City of Mill Creek. The project site is located at 13407 35th Ave S, Mill Creek, WA 98012. From Snohomish County information, the project occurs on Snohomish County Tax Parcel 01135400002600; Section 33, Township 28, Range 05, Quarter NW. The action is to construction 10 fee simple townhouse units, inclusive of stormwater management and related site improvements. The project occurs adjacent to critical areas. The project requires City land use approvals that include a critical areas assessment. A review of submitted and obtained critical areas information was completed pursuant the Mill Creek Municipal Code (MCMC) current as of October 18, 2017.

Penny Creek occurs east of the eastern property boundary along with an associated stream buffer; an associated wetland also occurs directly east of Penny Creek. Penny Creek and the wetland occur within Tract 994 of the final plat of Creekside Place (AFN: 201311085003). Penny Creek was provided with a 100-foot buffer when this adjacent project was originally permitted under Snohomish County jurisdiction prior to Mill Creek annexation. Pursuant to MCMC 18.06.1050 the required buffer width for Penny Creek is 75 feet. The stream ordinary high water mark (OHWM) was observed to occur in a substantially similar location to the mapped location for the Creekside Place project; the stream occurs in a linear ditched channel. A large wetland complex with ponded areas extends east from the east bank of Penny Creek with direct and unrestricted surface water contribution to the stream. The wetland (Wetland A) was identified in 2005 for the adjacent Creekside Place project as a Category III in a prior critical areas report that was obtained for this project review.

Perteet ecological staff completed a site visit and critical areas reconnaissance of the subject property in comparison to the proposed project action on October 17, 2017. Penny Creek was observed to be flowing near the subject property within Tract 994. The subject property is a vacant parcel dominated by herbaceous and shrub communities with a conifer hedge row adjacent to the property to the south and with an alder and willow dominated buffer for Penny Creek off-site to the east. Few trees occur on the subject property. One mature western red cedar with codominant leaders was observed to be in a state of decline. Invasive Himalayan blackberry and other non-native invasive species were present in lesser quantities. No wetlands or other critical areas were observed on the subject property.

DOCUMENTS REVIEWED

The following documents and resource information websites were reviewed by Perteet:

- City of Mill Creek Critical Area Identification Form, Prepared by Cher Anderson for the Creekside West Project, September, 7, 2017.
- SEPA Checklist, Prepared by Cher Anderson of Village Life/Wilcox Group LLC for Creekside West Project, September, 13, 2017.
- Drainage Report for Creekside West, Prepared by Joseph Smeby, PE, August, 2017.

- Geotechnical Memo summarizing investigations for Creekside Place, Prepared by Liu and Associates, August 10, 2017.
- Project Narrative for Creekside West, Prepared by Village Life, September 14, 2017.
- Preliminary Binding Site Plan for Creekside West, Prepared by ASPI Land Surveying and Planning, September 6, 2017.
- Mill Creek Municipal Code (MCMC) reviewed online (http://www.codepublishing.com/WA/MillCreek/#!/MillCreek18/MillCreek1806.html#18.06), accessed October 18, 2017.
- Snohomish County Online Property Information (http://gis.snoco.org/maps/property/viewer.htm), accessed October 17, 2017.
- Critical Areas Report and Conceptual Wetland Mitigation Plan for Creekside Place, Prepared by Talasaea Consultants, May 9, 2005.
- Final Plat of Creekside Place (AFN: 201311085003).
- Google Earth Pro with historic imagery from 1990 to present.
- Washington Department of Fish and Wildlife Salmonscape Mapping Tool (http://apps.wdfw.wa.gov/salmonscape/map.html), accessed October 18, 2017.
- WDFW Priority Habitats and Species (PHS) database, PHS on the Web (http://apps.wdfw.wa.gov/phsontheweb/), accessed October 18, 2017.
- EPA Approved Water Quality Assessment for Washington State (http://www.ecy.wa.gov/programs/wq/303d/currentassessmt.html), accessed October 18, 2017.
- FEMA Flood Map Service Center (https://msc.fema.gov/portal/search?AddressQuery=mill%20creek%20wa#searchresultsanchor), accessed October 18, 2017.

FINDINGS

1. Mill Creek Municipal Code Consistency:

    a. 18.06.810 Critical Area Signs and Fencing. The boundary at the outer edge of the critical area tract for Penny Creek should be identified with fencing and signs/markers every 100 feet, or as approved by the director, to clearly indicate the location of the critical area. There are currently some older sign posts along the east parcel boundary but critical areas signs and fencing do not exist. It is recommended that fencing/signs be provided along the eastern property boundary as part of the proposed project adjacent to Tract 994.

    b. 18.06.840 Building setbacks. Buildings and other structures shall be set back a distance of 10 feet from the edges of all critical area buffers. This standard is being met with the proposed site plan.

    c. 18.06.1050 Performance standards – Stream, Lake, Pond and Riparian Buffer Widths. The standard 75 foot buffer for Penny Creek required by this chapter is provided off site; the west OHWM of the stream occurs approximately 100 feet to the east of the project.

    d. 18.06.1070 Critical Area Report Requirements for Fish and Wildlife Habitat Areas. A critical areas report for a fish and wildlife habitat is required under this chapter since critical areas and buffers occur

within 300 feet of the project area. The Creekside Place critical areas report describes Penny Creek and identifies priority fish habitat. Reviewing current information in the WDFW Priority Habitats and Species (PHS) database, coho salmon (Oncorhynchus kisutch) occurrence/migration is documented to occur in Penny Creek. No project actions will be permitted to occur in the buffer or stream. The Creekside Place critical areas report that identifies Penny Creek along with this current review of PHS data serves the requirements of this chapter.

e. 18.06.930 Performance Standards – Wetland Buffer Widths. The adjacent wetland to the east of Penny Creek occurs approximately 115 feet from the east parcel boundary on the east side of Penny Creek. The critical areas report for Creekside Place was prepared in 2005 to an older wetland rating system (Ecology 2004) and the older wetland rating cannot be compared to current MCMC provisions. Perteet rated the wetland under the current rating system for this review (Ecology 2014). The wetland rated as a Category III requiring a 100 foot buffer under the MCMC. The 100 foot wetland buffer does not overlap into the subject property.

2014 Wetland 3 Rating System and Functional Assessment Results (Ecology 2014)

Wetland 3 Function	Improving Water Quality	Hydrologic Function	Habitat Function	Total
Site Potential	Medium	Medium	Medium	
Landscape Potential	Medium	Medium	High	
Value	Medium	Medium	Medium	
Score Based on Ratings	6	6	7	III (19)

2. SEPA Checklist:

Section 5, Animals – documented presence of coho salmon (not listed as a threatened/endangered species) occurs in Penny Creek according to WDFW resource information. This should be listed under "Other" in SEPA Section 5.

END OF MEMO

Christi Amrine

From: Stoffel, Jill K. <JStoffel@everettsd.org>
Sent: Tuesday, October 10, 2017 5:11 PM
To: Christi Amrine
Subject: RE: Creekside Place District Comment

I forgot to mention that mitigation fees would also apply. Do we know when they are planning to go out for permit? I can calculate the fees as of today... we are adding a school in the south end in the next couple of years and so that will likely impact future capacities of schools located in the city limits.

Jill

From: Christi Amrine [mailto:christia@cityofmillcreek.com]
Sent: Tuesday, October 10, 2017 5:04 PM
To: Stoffel, Jill K. <JStoffel@everettsd.org>
Subject: RE: Creekside Place District Comment

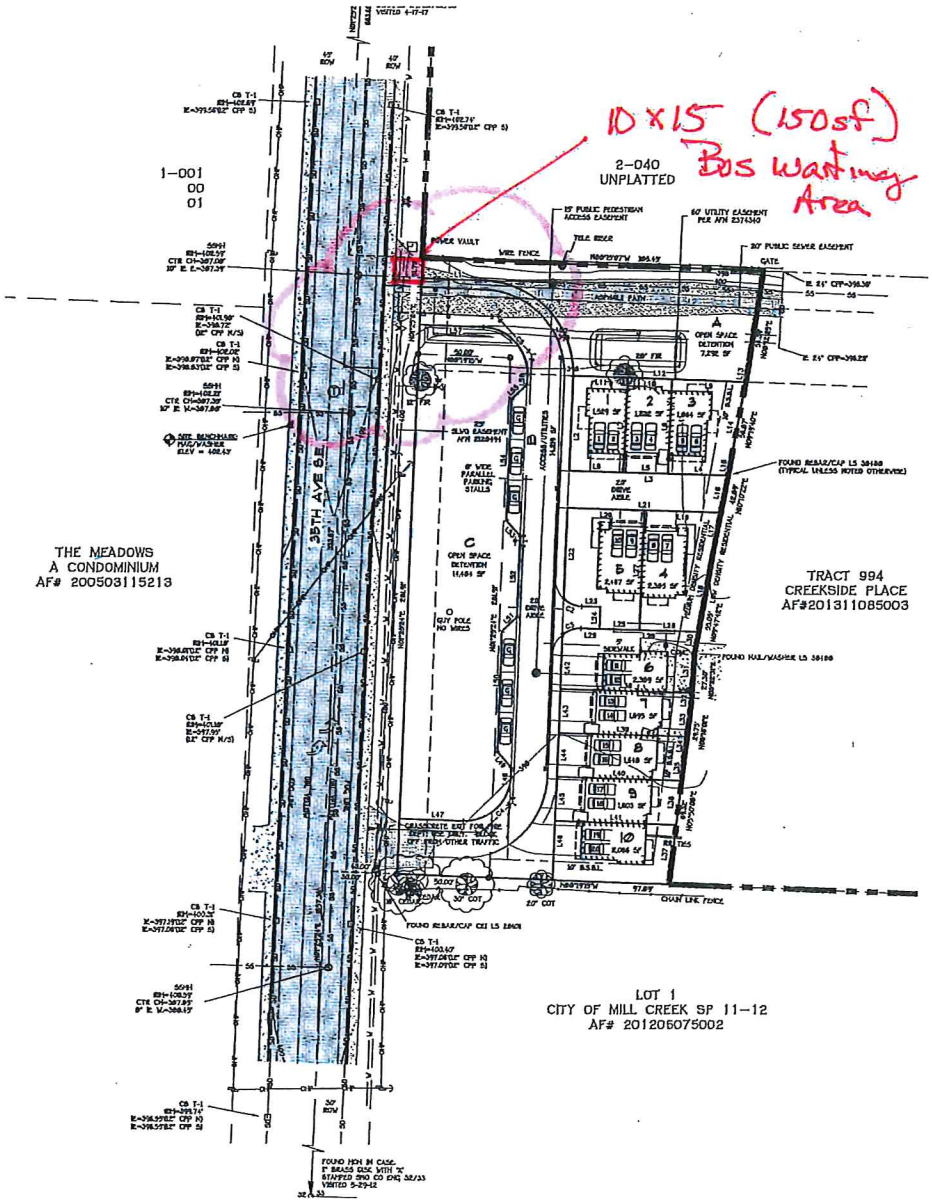
Thank you Jill. The District comments will be included in the TRC letter.

Christi Amrine, AICP
Senior Planner
City of Mill Creek
christia@cityofmillcreek.com
P: 425-921-5738
Facebook | Twitter | Instagram

From: Stoffel, Jill K. [mailto:JStoffel@everettsd.org]
Sent: Tuesday, October 10, 2017 5:03 PM
To: Christi Amrine
Subject: Creekside Place District Comment

Christi, attached we have a copy of the map with a notation of where we would like to have a bus waiting area placed for students living in this development. Is there anything further you would need from us in the form of comment, or will this email and scan suffice?

Jill Stoffel
Accountant
Facilities & Planning Department
jstoffel@everettsd.org
425-385-4193



LINE	BEARING	DISTANCE
L1	N88°33'07"W	34.78'
L2	N01°25'21"E	85.61'
L3	N88°31'38"W	66.60'
L4	N88°31'38"W	32.60'
L5	N88°31'38"W	21.00'
L6	N88°31'38"W	29.71'
L7	N01°25'21"E	51.38'
L8	N01°25'21"E	51.35'
L9	N88°10'07"W	38.19'
L10	N88°10'07"W	24.00'
L11	N88°10'07"W	28.72'
L12	N88°10'07"W	63.78'
L13	N00°11'40"E	8.01'
L14	N01°17'07"E	30.84'
L15	N10°10'22"E	6.85'
L16	N10°10'22"E	28.34'
L17	N10°10'22"E	22.21'
L18	N00°07'43"E	43.82'
L19	N88°31'38"W	41.54'
L20	N88°31'38"W	41.28'
L21	N88°31'38"W	63.53'
L22	N01°25'21"E	49.08'
L23	N88°31'38"W	10.00'
L24	N01°25'21"E	13.00'
L25	N88°31'31"W	37.89'
L26	N88°31'38"W	31.84'
L27	N01°25'21"E	84.99'
L28	N88°31'38"W	53.83'
L29	N88°31'38"W	10.00'
L30	N00°07'43"E	11.43'
L31	N01°22'21"E	21.65'
L32	N01°22'21"E	8.35'
L33	N00°18'01"E	18.77'
L34	N00°18'01"E	11.03'
L35	N00°20'08"E	13.00'
L36	N00°20'08"E	23.07'
L37	N00°20'08"E	32.39'
L38	N88°31'38"W	71.45'
L39	N88°31'38"W	83.00'
L40	N88°31'38"W	27.77'
L41	N88°31'38"W	83.87'
L42	N01°25'21"E	28.53'
L43	N01°25'21"E	24.00'
L44	N01°25'21"E	23.00'
L45	N01°25'21"E	24.00'
L46	N01°25'21"E	31.85'
L47	N88°34'11"W	34.65'
L48	N01°35'13"E	6.87'
L49	N43°31'38"W	17.31'
L50	N01°25'21"E	44.00'
L51	N44°25'21"E	11.31'
L52	N01°25'21"E	43.88'
L53	N43°35'18"W	11.31'
L54	N01°31'11"E	44.00'
L55	N44°25'21"E	11.31'
L56	N01°25'21"E	8.00'
L57	N88°15'07"W	34.64'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00'	89°40'31"	78.28'
C2	15.00'	41°48'37"	10.95'
C3	15.00'	41°48'37"	10.95'
C4	31.84'	49°28'53"	38.01'
C5	25.00'	89°40'31"	39.13'

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS NOTED
- MAIL BOX
- SEWER MANHOLE
- JUNCTION BOX
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- CATCH BASIN
- EXISTING FIRE HYDRANT
- —SS— SEWER LINE
- —X— FENCE
- —W— WATER LINE
- —SD— STORM DRAIN
- —T— TELEPHONE
- —OHP— OVERHEAD POWER
- —G— GAS LINE
- BSBL BUILDING SETBACK LINE
- PAVEMENT
- CONCRETE
- GRAVEL
- CED CEDAR
- CHE CHERRY
- COT COTTONWOOD
- HEM HEMLOCK

LAND AREA CALCULATIONS

GROSS SITE AREA: 51,871 SF (1.19 ACRES)

LOT 1:	1,369 SF
LOT 2:	1,324 SF
LOT 3:	1,864 SF
LOT 4:	2,365 SF
LOT 5:	2,447 SF
LOT 6:	2,369 SF
LOT 7:	1,895 SF
LOT 8:	1,818 SF
LOT 9:	1,603 SF
LOT 10:	2,066 SF
TRACT A:	7,272 SF
TRACT B:	11,213 SF
TRACT C:	11,484 SF

City of Mill Creek
Preliminary Development Impact Mitigation Checklist – 10/25/17

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: Creekside West (PL2017-0022) 10 Lot Plat (Residential Use)				
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	N/A
		$2,227.41	Per renter-occupied (multifamily) unit	
Where only development is necessary. (North Pointe Neighborhood Park)	✓	$2,863.76	Per owner-occupied (condominium/single-family) unit	$28,637.60
		$1,177.32	Per renter-occupied (multifamily) unit	
City of Mill Creek Community Parks *	✓	$1,738.67	Per owner-occupied (condominium/single-family) unit	$17,386.70
		$714.78	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). 5 PM hour trips generated per Traffic Study.	$15,000.00
Snohomish County Transportation	✓		Determined by Snohomish County Public Works – Call 388-6440 for information. The City's interlocal agreement with the County has expired.	N/A
Snohomish County Fire Protection District # 7 and #3	✓	$365.00	Per owner-occupied (single-family) unit	$3,650.00
Everett School District (Fees effective as of December 17, 2014) Please contact Jill Stoffel at the District for further information, 425-385-4190.	✓	$3,725.00	Per single-family dwelling unit	Impact fee verified to be provided by Everett School District
		$0	Per multifamily dwelling unit with zero-one bedroom	
		$906.00	Per multifamily dwelling unit with two or more bedrooms (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.

City of Mill Creek
Preliminary Development Impact Mitigation Checklist – 10/25/17

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