



Exhibit 15

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

July 2, 2018

Transmitted by Email

Sean Mallon, PE
PACLAND – Seattle
1505 Westlake Avenue North, Suite 305
Seattle, Washington 98109

SUBJECT: DETERMINATION OF COMPLETE APPLICATION – CUBES SELF-STORAGE, PL2018-0013

Dear Mr. Mallon:

This letter is to update you on the status of the Binding Site Plan application for Cubes Self-Storage. Based on our review of the materials submitted on June 25, 2018, the City deems the application to be substantially complete for processing and vesting purposes pursuant to the Mill Creek Municipal Code (MCMC) Section 16.04.020. Please be aware that this does not preclude requests by the City or other affected jurisdictions for additional information or for clarification of those materials already submitted.

Tentative Proposal Review Process/Schedule

The next step in the process is the Notice of Development Application issued by the City in accordance with MCMC Section 14.07.010(A). The City will publish the Notice of Development Application in the Everett Herald. The applicant is responsible for posting public notice signs on the property as described in the attached posting requirements. The signs are available for pick-up at the front counter in City Hall North (15720 Main Street). The signs will need to be installed no later than July 11, 2018. Please install the two-sided sign on the property frontage along the Bothell-Everett Highway (SR 527) and ensure that the sign is clearly visible from the public roadway in both directions. Once the Notice of Development Application has been published and posted, a comment period of a minimum of 14 days will commence.

Following publication and posting of the Notice of Development Application, the Technical Review Committee (TRC) will meet on July 25, 2018, to review your application. The TRC committee is comprised of City staff and staff from other agencies with jurisdiction. The TRC will formally review the proposal for consistency with various design standards, policies, and regulations. Within a week of the completion of the TRC review, I will send you a letter identifying any issues that affect the proposal, as well as any requests for additional information to assist in the review process.

Based on the information contained in the Environmental Checklist, we anticipate that the City will issue a Mitigated Determination of Non-Significance (MDNS). An MDNS is subject to a 14-day combined comment and appeal period. Following the MDNS comment and appeal period, a public hearing before the Hearing Examiner on the Binding Site Plan application will be scheduled.

Please be aware that you will be invoiced through MyBuildingPermit.com for the direct cost of the Consultant Review as well as the Hearing Examiner's services.

To avoid delays in the review of the project, it is important for you and your team to promptly resolve any development issues identified by the City during the project review process and provide any information that is requested by the City. Please feel free to call me at (425) 921-5717 should you have any questions regarding the review process.

Sincerely,



Sherrie Ringstad
Associate Planner

Enclosure: Posting Requirements

Copies distributed via email to:

David Pruin, Gramor Development Washington, LLC
Travis Cheshire, PACLAND – Seattle
Planning & Development Services Manager
Supervising Engineer