

**DEPARTMENT OF PUBLIC WORKS AND COMMUNITY
DEVELOPMENT STAFF REPORT
TO THE MILL CREEK PLANNING COMMISSION
APPLICATION PL2022-0016**

Part 1 – Summary Information

Hearing Date: October 19, 2023

Name of Project: 2023 Comprehensive Plan Land Use Update and Corresponding Zoning Map Amendment

Proponent: Steve Bedrossian
133 177th Pl SE
Bothell, WA 98012

Requested Action: Approval of an amendment to the Land Use Plan to change the underlying land use designation for the property located at 13529 Bothell-Everett Hwy from Low Density Residential (LDR) to Community Business (CB). The purpose of the amendment is to facilitate development of the site (See Attachment 1: Vicinity Map).

Part 2 – Statutory Requirements

Growth Management Act

In accordance with RCW 36.70A.130, a city may revise its comprehensive plan no more than once per year. The proposed amendment to the Land Use Plan described herein constitutes the City's 2023 comprehensive plan update.

SEPA Compliance

The proposal is subject to the provisions of the State Environmental Policy Act (SEPA) and Chapter 17.48 of the Mill Creek Municipal Code (MCMC). The lead agency (City of Mill Creek) for this proposal has determined that it does not have a probable significant adverse impact. Thus, an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). In accordance with WAC 197-11-340(2); a Determination of Non-Significance was issued for the proposed Comprehensive Plan amendments on October 16, 2023.

Public Notice

Pursuant to Section 14.07.030 MCMC, on October 6, 2023, notice of the public hearing posted at the Mill Creek City Hall and sent to the Everett Herald for publishing. In addition, on October 9, 2023, notice of the public hearing was mailed to property owners of record within 500 feet of the site-specific request for a change to the land use designation. All legal requirements for public notice have been satisfied.

Part 3 – Background Information

The proposal was first submitted by the applicant on September 27, 2022. Pursuant to MCMC Chapter 14.19, a public informational meeting was held on March 2, 2023 after a special notice of the acceptance of the proposal for processing was mailed to all property owners of record within 500 feet of the subject area. After a staff initial assessment, the Planning Commission considered the application on March 16, 2023 and recommended to the City Council that the proposal be further considered during the 2023 annual review cycle. On June 27, 2023, the City Council reviewed the application and concurred with the Planning Commission’s recommendation.

Part 4 – Description of Proposed Amendment

The amendment would change the comprehensive plan Land Use Map and Zoning Map of parcel 28053100102400, located at 13529 Bothell-Everett Highway, from Low Density Residential (LDR) to Community Business (CB). The parcel is .36 acres and currently allows one single-family detached unit (currently two units are on the site and are legal nonconforming). If designated CB, the allowed principal uses would change from residential to commercial in nature, although residential would still be allowed as a secondary use. A comparison of the uses, setbacks and maximum heights of the two zones is shown below:

LDR Principal Uses	CB Principal Uses
Single-family detached dwellings, townhouses or single-family attached dwellings, boarding houses, and adult family homes.	Retail and wholesale sales, professional services, personal services, offices, healthcare, restaurants and taverns, commercial recreation facilities, hotels and motels, Accessory structures and uses, parking facilities, banks and similar uses, veterinary clinics and indoor animal boarding, and commercial day care centers.

LDR Secondary Uses	CB Secondary Uses
Accessory buildings, home occupations, accessory dwelling units, family home child care.	Multi-family dwellings, and outside sales, display, and eating and drinking establishment seating
LDR Setbacks	CB Setbacks
Front: 20 feet Side: Total of 20 feet; no side less than 5 feet Rear: 20 feet	Front: None Side: 25 feet abutting a residential zone Rear: 25 feet abutting a residential zone
LDR Maximum Height	CB Maximum Height
35 feet	40 feet

Part 5 – Staff Analysis

Proposed amendments to the Comprehensive plan must be consistent with the Growth Management Act, as well as several criteria identified in MCMC 14.19. These criteria are listed below, with a corresponding response as to how the requested amendment is consistent with the criteria.

1. Will the proposed amendment benefit the city as a whole?

The proposed change from Low Density Residential to Community Business will add small business jobs and increase the tax base consistent with Comprehensive Plan goals. The current LDR land use designation of the property has thus far made redevelopment of the site economically infeasible. Redevelopment of the site is desirable due to its relatively high-visibility location along Bothell-Everett Highway.

2. Will the amendment adversely affect the city’s public facilities or services?

The subject property is relatively small at only .36 acres, and changing its land use designation to Community Business would have only a minor impact to the City’s public facilities and services.

- A bus stop is located in the right-of-way adjacent to the site, but no disruption to service is anticipated.
- As a primarily non-residential use, the change from LDR to CB is not expected to place a burden on the nearby Jackson High School and Heatherwood Middle School.
- The applicant commissioned a trip generation report from Kimley-Horn to look at the potential impacts of the land use change. The report found that a rezone would result in a maximum of 96 new daily trips, but that these new trips would increase the traffic count along Bothell-Everett Highway by only .5% during the highest PM peak-hour and less than .5% daily (See Attachment 2: Trip Generation Report).

3. Will the amendment support the city’s role in governing public health, safety, and welfare?

If redeveloped using, it is anticipated that WSDOT would require access to the property from the highway to be right-in/right-out. This would increase safety compared to existing conditions. Redevelopment of the site will require the creation of a roadway buffer along the property’s frontage. This buffer would increase pedestrian safety, as well as increase the aesthetic appeal of the corridor.

4. Does the amendment conform to applicable provisions of state statutes, case law, regional policies, and maintain internal consistency within the city’s comprehensive plan?

The proposed amendment is consistent with the Comprehensive Plan. The following applicable rationale and locational criteria, as described in the Land Use Element, are used as the basis for siting Community Business property. The proposed amendment satisfies these criteria as discussed below:

Community Business Rationale:

- *The purpose of the Community Business designation is to provide an appropriate amount of commercial land that is properly sited to take advantage of a safe and efficient transportation network and transit facilities, provides a broad range of goods and services, and is compatible with surrounding land use designations and environmentally sensitive areas.*

There are only a limited number of undeveloped sites designated for commercial use remaining within the City. The subject property is located with access to the Bothell-Everett Highway and served by Community Transit routes 105, 106, 115, and Swift Green Line. The site will be buffered from two adjacent residential properties and will not disturb any environmentally sensitive areas.

Community Business Locational Criteria:

- *An appropriate amount of land area should be centrally located along the SR 527 and SR 96 corridors in concentrated forms.*

The subject property is centrally located with access directly on Bothell-Everett Hwy (SR 527), consistent with other properties zoned Community Business along the highway corridor.

In addition to the criteria listed above, the proposed amendment is compatible with applicable commercial land use policies found in the Comprehensive Plan:

- Policy 2.01: Identify, zone, and reserve an adequate amount of commercial and business park land to provide an adequate supply of the City's commercial and business park land base.
- Policy 2.02: Scale the size of retail commercial centers to serve the needs of Mill Creek and its MUGA rather than seeking to satisfy larger multi-regional shopping needs.
- Policy 2.07: Require commercial and business park developments to be compatible with surrounding land uses and in character with the high-quality of development in the City. Screen and buffer residential developments from commercial uses with landscaping. Ensure compliance with City regulations regarding commercial and business park design elements through review by the Design Review Board.

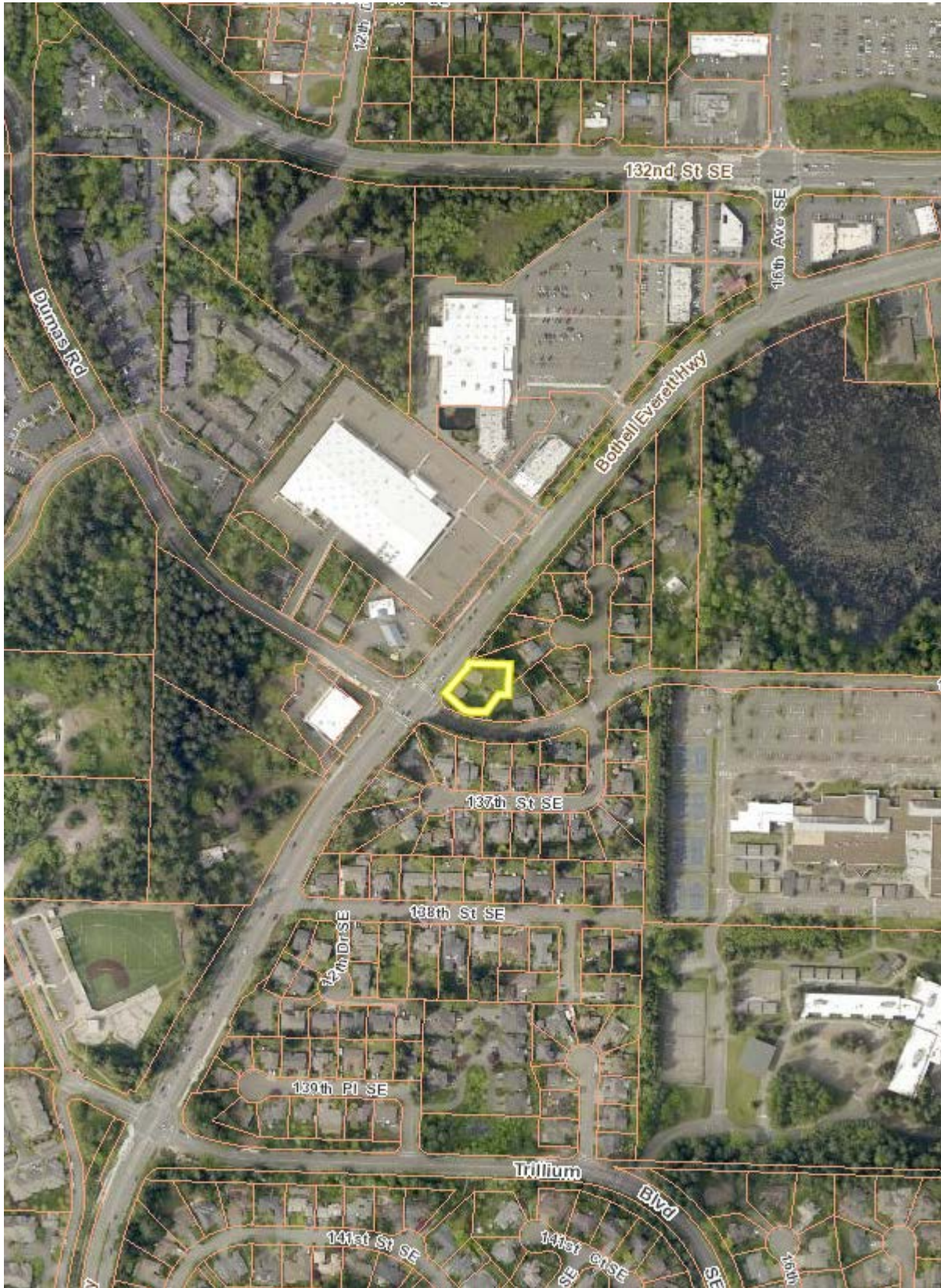
Part 5 – Findings and Conclusions

1. In accordance with the Growth Management Act (RCW 36.70A.130) and MCMC 14.19, the City reviews the Comprehensive Plan once a year to determine if any updates are necessary.
2. On September 17, 2022, Steve Bedrossian applied to amend the underlying land use designation on property located at 13529 Bothell-Everett Hwy from Low Density Residential (LDR) to Community Business (CB).
3. The proposed Comprehensive Plan amendment was prepared in accordance with the Washington State Planning Enabling Legislation (RCW 35A.63) and the Growth Management Act.
4. In accordance with Section 14.07.030 of the Mill Creek Municipal Code, notice of the public hearing was posted at City Hall and sent to the Everett Herald for publishing on October 6, 2023.
5. On October 9, 2023, notice of the public hearing was mailed to the surrounding properties within 500 feet of the site-specific land use designation amendment for property located at 13529 Bothell-Everett Hwy for the proposed Comprehensive Plan and implementing Zoning Map amendments.
6. A Determination of Non-Significance (DNS) was issued on October 16, 2023 on the proposed amendment to the Comprehensive Plan and Zoning Map.
7. The proposed amendment has been reviewed for consistency with the criteria in MCMC 14.19 and has been found to be consistent with said criteria.

Part 5 – Recommendation

Notwithstanding citizen testimony and revisions made by the Planning Commission in response to said testimony, staff recommends that the Mill Creek Planning Commission recommend to the Mill Creek City Council adoption of the proposed amendment to the Comprehensive Plan.

Attachment 1: Vicinity Map



Attachment 2: Trip Generation Report



MEMORANDUM

To: Steve Bedrossian
From: Matthew Palmer, PE
Kimley-Horn and Associates, Inc.
Date: October 16, 2023
Subject: 13529 Bothell Everett Highway Rezone, KH #090223149



The purpose of this memorandum is to summarize the trip generation for the current zoning, and three potential rezones for the site located at 13529 Bothell Everett Highway in the City of Mill Creek. Two (2) single-family detached units currently occupy the site. The three potential rezones are for a 2,500 Square Foot (SF) clinic, an 8,000 SF general office space, or an 8,000 SF professional office space.

Trip Generation

The trip generation calculations for the rezone have been performed using trip generation data contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition (2021). The average trip generation rates for ITE Land Use Code (LUC) 210, Single-Family Detached, ITE LUC 630, Clinic, ITE LUC 710, General Office, and ITE LUC 712, Small Office Building have been utilized. The trip generation of the existing use/current zoning is summarized in **Table 1**, followed by the clinic rezone in **Table 2**, general office space rezone in **Table 3**, and professional office space rezone in **Table 4**. The trip generation calculations are included in the attachments.

The Average Daily Trips represents the number of trips generated over the course of an average 24-hour weekday. The AM peak-hour represents the highest hour of trip generation by the site between 7-9 AM and the PM peak-hour represents the highest hour of trip generation by the site between 4-6 PM. These hours typically encompass the peak hours of the roadway system and are used for determining concurrency by local jurisdictions and WSDOT.

Table 1: Trip Generation Summary – Existing Use/Current Zoning

Use	Units	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
ITE LUC 220, Single-Family Detached	2 Units	18.86	0.35	1.05	1.40	1.18	0.70	1.88

Table 2: Trip Generation Summary – Clinic Rezone

Use	Units	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
ITE LUC 630, Clinic	2,500 SF	94.00	5.57	1.31	6.88	2.77	6.46	9.23
ITE LUC 210, Single-Family Detached (Removed)	-2 Units	-18.86	-0.35	-1.05	-1.40	-1.18	-0.70	-1.88
NEW TRIPS		75.14	5.22	0.26	5.48	1.59	5.76	7.35

Table 3: Trip Generation Summary – General Office Rezone

Use	Units	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
ITE LUC 710, General Office	8,000 SF	86.72	10.70	1.46	12.16	1.96	9.56	11.52
ITE LUC 210, Single-Family Detached (Removed)	-2 Units	-18.86	-0.35	-1.05	-1.40	-1.18	-0.70	-1.88
NEW TRIPS		67.86	10.35	0.41	10.76	0.78	8.86	9.64

Table 4: Trip Generation Summary – Professional Office Rezone

Use	Units	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
ITE LUC 712, Small Office Building	8,000 SF	115.12	10.96	2.40	13.36	5.88	11.40	17.28
ITE LUC 210, Single-Family Detached (Removed)	-2 Units	-18.86	-0.35	-1.05	-1.40	-1.18	-0.70	-1.88
NEW TRIPS		96.26	10.61	1.35	11.96	4.70	10.70	15.40

Potential Impacts

The site is anticipated to use the existing access to Bothell Everett Hwy north of 136th Street SE. With the existing c-curbing along the centerline the access will be restricted to right-in/right-out. Therefore, there will be no vehicular traffic from the site directly on 136th Street SE, the primary access for Henry M Jackson High School. The high school schedule is from 7:25 AM to 2:05 PM. Only the AM peak-hour of the school would overlap with the anticipated peak-hours of the rezone uses. The schools typically peak traffic flow lasts only 15-30 minutes.

The highest rezone use would be anticipated to add 12 new AM peak-hour trips and 15 new PM peak-hour trips. This would represent 1 vehicle every 5 minutes in the AM and 1 vehicle every 4 minutes in the PM peak-hours. Therefore, two to three traffic signal cycles would go between each added rezone trip which would not be noticeable amongst the normal day-day variation in trips of 5%. The different potential land uses would add a maximum of 15 trips during the highest PM peak-hour of traffic, this would equate to an increase of 0.5% (15 / 2,895) based on a 2018 count of traffic along Bothell Everett Hwy. The rezone is expected to add a maximum of 96 additional trips during an average 24-hour weekday, which would equate to less than a 0.5% (96 / 21,057) increase to the daily traffic along Bothell Everett Hwy per a WSDOT count located just north of Dumas Road/136th Street SE.

The rezone trip analysis is for the highest potential use of the parcel at this time. Once an application for the site is proposed a detailed analysis for permitting will be completed. Bothell Everett Hwy (SR-527) is a WSDOT facility and WSDOTs typical standard for off-site level of service analysis is 10 directional trips or 25 total PM peak-hour trips. It is anticipated we would not add 10 directional trips to the intersection of Bothell Everett Hwy at 136th Street SE. If analysis were required it would be for the PM peak-hour, the highest hour between 4-6 PM, which is when level of service is measured.

A clinic/office rezone would not create a pedestrian walking demand to and from the high school. There are sidewalks along both Bothell Everett Hwy and 136th Street SE and pedestrian phases/crossings on all approaches of the adjacent signalized intersection.

Attachments

Trip Generation Calculations – Clinic	A1 – A3
Trip Generation Calculations – General Office	A4 – A6
Trip Generation Calculations – Small Office	A7 – A9
Count Data	A10 – A13
SCOPI Parcel Information	A13 – A18

**Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)**

LAND USES		NET EXTERNAL TRIPS BY TYPE																
		Gross Trips					IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS						
		ITE LU code	VARIABLE	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Internal Crossover	TOTAL	PASS-BY	DIVERTED LINK	NEW	PASS-BY	DIVERTED LINK	NEW		
					In+Out (Total)		% of Gross Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In	Out	In	Out	
Clinic	2.500 KSF	630	37.60	50%	50%	94.00	0%	0.00	94.00	0%	0.00	0%	94.00	0%	0.00	0.00	47.00	47.00
Single-Family Detached	-2 units	210	9.43	50%	50%	-18.86	0%	0.00	-18.86	0%	0.00	0%	-18.86	0%	0.00	0.00	-9.43	-9.43
Total						75.14		0.00	75.14		0.00		75.14		0.00	0.00	37.57	37.57

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE													
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS											
									TOTAL	PASS-BY	DIVERTED LINK	NEW	PASS-BY		DIVERTED LINK		NEW					
In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In	Out	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In	Out	In+Out (Total)	% of Ext. Trips	In	Out					
Clinic	2.500 KSF	630	2.75	81%	19%	6.88	0%	0.00	0.00	6.88	0%	0.00	0.00	6.88	0%	0.00	0.00	6.88	0.00	0.00	5.57	1.31
Single-Family Detached	-2 units	210	0.70	25%	75%	-1.40	0%	0.00	0.00	-1.40	0%	0.00	0.00	-1.40	0%	0.00	0.00	-1.40	0.00	0.00	-0.35	-1.05
Total						5.48		0.00	0.00	5.48		0.00	0.00	5.48		0.00	0.00	5.48	0.00	0.00	5.22	0.26

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips					Internal Crossover					NET EXTERNAL TRIPS BY TYPE										
			Trip Rate		% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW				
			In	Out						% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)		In	Out	In	Out	In	Out	In	Out	
Clinic	2.500 KSF	630	3.69		30%	70%	9.23	0%	0.00	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	9.23	0.00	0.00	0.00	2.77	6.46
Single-Family Detached	-2 units	210	0.94		63%	37%	-1.88	0%	0.00	0.00	0%	0.00	0.00	0.00	0.00	0.00	0.00	-1.88	0.00	0.00	0.00	-1.18	-0.70
Total							7.35		0.00	0.00			7.35		0.00			7.35		0.00		1.59	5.76

General Office Use Rezone

13529 Bothell-Everett Highway Rezone
KH #090223149

**Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)**

LAND USES		NET EXTERNAL TRIPS BY TYPE														
		IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS									
		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW				
ITE LU code	VARIABLE	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out	In	Out	
General Office	8.000 KSF	710	10.84	50%	50%	86.72	0%	0.00	0%	0.00	0%	86.72	0.00	0.00	43.36	43.36
Single-Family Detached	-2 units	210	9.43	50%	50%	-18.86	0%	0.00	0%	0.00	0%	-18.86	0.00	0.00	-9.43	-9.43
Total						67.86		0.00		0.00		67.86	0.00	0.00	33.93	33.93

General Office Use Rezone

13529 Bothell-Everett Highway Rezone
KH #090223149

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour**

LAND USES		NET EXTERNAL TRIPS BY TYPE																
		IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS											
		TOTAL	PASS-BY		DIVERTED LINK		NEW		PASS-BY		DIVERTED LINK		NEW					
ITE LU code	VARIABLE	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	% of Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In	Out	In	Out	
General Office	8,000 KSF	710	1.52	88%	12%	12.16	0%	0%	0.00	0%	0.00	0%	12.16	0%	0.00	0.00	10.70	1.46
Single-Family Detached	-2 units	210	0.70	25%	75%	-1.40	0%	0%	0.00	0%	0.00	0%	-1.40	0%	0.00	0.00	-0.35	-1.05
Total						10.76			0.00		0.00		10.76		0.00	0.00	10.35	0.41

General Office Use Rezone

13529 Bothell-Everett Highway Rezone
KH #090223149

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover			NET EXTERNAL TRIPS BY TYPE								
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS		NEW					
									TOTAL	PASS-BY	DIRTIED LINK	NEW	PASS-BY	DIRTIED LINK	NEW			
General Office	8,000 KSF	710	1.44	17%	83%	11.52	0%	0.00	0.00	0.00	0.00	0.00	11.52	0.00	0.00	0.00	1.96	9.56
Single-Family Detached	-2 units	210	0.94	63%	37%	-1.88	0%	0.00	0.00	0.00	0.00	0.00	-1.88	0.00	0.00	0.00	-1.18	-0.70
Total						9.64		0.00	0.00	0.00	0.00	0.00	9.64	0.00	0.00	0.00	0.78	8.86

Small Office Use Rezone

13529 Bothell-Everett Highway Rezone
KH #090223149

**Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)**

LAND USES		NET EXTERNAL TRIPS BY TYPE														
		Gross Trips					IN BOTH DIRECTIONS				DIRECTIONAL ASSIGNMENTS					
		ITE LU code	VARIABLE	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Internal Crossover	TOTAL	PASS-BY	DIVERTED LINK	NEW	PASS-BY	DIVERTED LINK	NEW
					In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out	
Small Office Building	8.000 KSF	712	14.39	50%	50%	115.12	0%	0.00	115.12	0%	0.00	0.00	0.00	0.00	0.00	57.56
Single-Family Detached	-2 units	210	9.43	50%	50%	-18.86	0%	0.00	-18.86	0%	0.00	0.00	0.00	0.00	0.00	-9.43
Total						96.26		0.00	96.26		0.00	0.00	0.00	0.00	0.00	48.13

Small Office Use Rezone

13529 Bothell-Everett Highway Rezone
KH #090223149

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover			NET EXTERNAL TRIPS BY TYPE										
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS		DIRECTIONAL ASSIGNMENTS							
									TOTAL	NEW	PASS-BY	DIVERTED LINK	NEW	PASS-BY	DIVERTED LINK	NEW				
Small Office Building	8,000 KSF	712	1.67	82%	18%	13.36	0%	0.00	0.00	0.00	0.00	0.00	0.00	13.36	0.00	0.00	0.00	0.00	10.96	2.40
Single-Family Detached	-2 units	210	0.70	25%	75%	-1.40	0%	0.00	0.00	0.00	0.00	0.00	0.00	-1.40	0.00	0.00	0.00	0.00	-0.35	-1.05
Total						11.96		0.00	0.00	11.96	0.00	0.00	0.00	11.96	0.00	0.00	0.00	0.00	10.61	1.35

Small Office Use Rezone

13529 Bothell-Everett Highway Rezone
KH #090223149

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE							
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS					
									TOTAL	NEW	PASS-BY	DIVERTED LINK	PASS-BY	DIVERTED LINK	NEW	
Small Office Building	8,000 KSF	712	2.16	34%	66%	17.28	0%	0.00	0.00	0.00	0.00	17.28	0.00	0.00	5.88	11.40
Single-Family Detached	-2 units	210	0.94	63%	37%	-1.88	0%	0.00	0.00	0.00	0.00	-1.88	0.00	0.00	-1.18	-0.70
Total						15.40		0.00	0.00	0.00	0.00	15.40	0.00	0.00	4.70	10.70

List View All DIRs Report Center

Record	1	of 1	Goto Record	<input type="text"/>	go
Location ID	CS09787	MPO ID			
Type	SPOT	HPMS ID			
On NHS		On HPMS			
LRS ID		LRS Loc Pt.			
SF Group	SFG-02	Route Type			
AF Group	AFG-B2	Route	527		
GF Group	GFG-02	Active	Yes		
Class Dist Grp		Category			
Seas Class Grp	SCG-02				
WIM Group					
QC Group	Short Count - Urban				
Funct'l Class		Milepost	8.37		
Located On	On SR 527, NE/O Dumas Rd Intersection; 136th St SE Intersection				
Loc On Alias					
More Detail ▶					

STATION DATA

Directions: 2-WAY NE SW ?

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2022	21,057 ³		9	51	20,338 (97%)	719 (3%)		
2021	20,828 ³	1,800	9	51	20,116 (97%)	712 (3%)		
2020	19,901 ³	1,719	9	51	19,221 (97%)	680 (3%)		
2019	23,159	2,001	9	51	22,366 (97%)	793 (3%)		
2018	22,935 ³	2,397	10	53				

1-5 of 32

Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	
No Data										

VOLUME COUNT			
Date	Int	Total	
No Data			

VOLUME TREND ?	
Year	Annual Growth
2022	1%
2021	5%
2020	-14%
2019	1%
2018	1%
2017	1%
2016	3%
2015	7%
2014	2%

List View All DIRs Report Center

Record	12358	of 13173	Goto Record	<input type="text"/>	go
Location ID	CS12387	MPO ID			
Type	SPOT	HPMS ID			
On NHS		On HPMS			
LRS ID		LRS Loc Pt.			
SF Group	SFG-02	Route Type			
AF Group	AFG-B2	Route	527		
GF Group	GFG-02	Active	Yes		
Class Dist Grp		Category			
Seas Class Grp	SCG-02				
WIM Group					
QC Group	Short Count - Urban				
Funct'l Class		Milepost	8.37		
Located On	On SR 527, SW/O Dumas Rd Intersection; 136th St SE Intersection				
Loc On Alias					
More Detail					

STATION DATA

Directions: 2-WAY NE SW ?

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2022	27,937 ³		8	53				
2021	27,633	2,332	8	53				
2020	26,402 ³	2,075	8	51				
2019	30,725	2,415	8	51				
2018	31,949 ³	3,000	9	51				

1-5 of 34

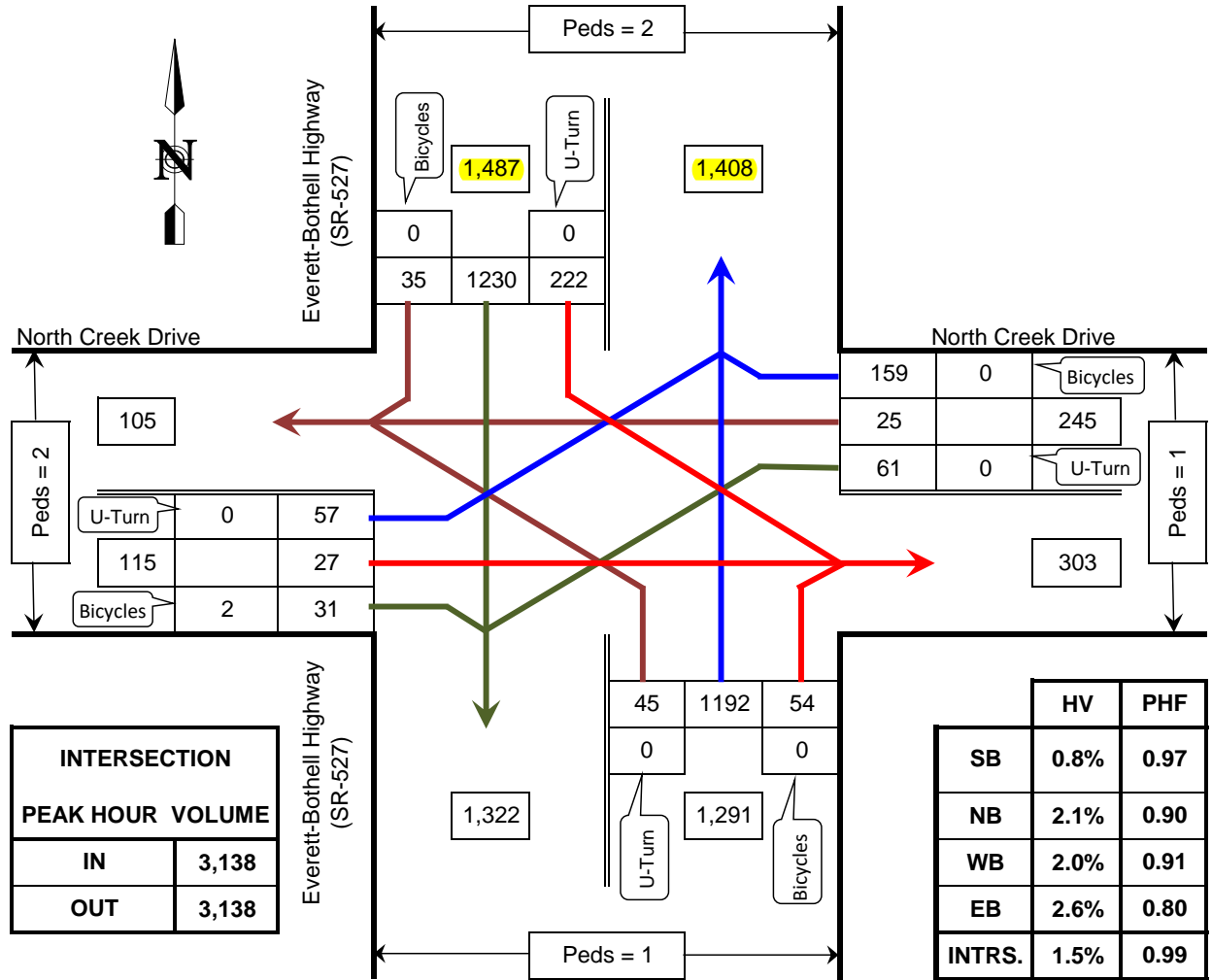
Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	

VOLUME COUNT			
Date	Int	Total	
No Data			

VOLUME TREND ?	
Year	Annual Growth
2022	1%
2021	5%
2020	-14%
2019	-4%
2018	1%
2017	1%
2016	3%
2015	12%
2014	2%

TURNING MOVEMENTS DIAGRAM

4:00 PM - 6:00 PM PEAK HOUR: 4:00 PM TO 5:00 PM



PHF = Peak Hour Factor
HV = Heavy Vehicle

North Creek Drive @ Everett-Bothell Highway (SR-527)

Mill Creek, WA

COUNTED BY: TDG

DATE OF COUNT: Thu. 11/15/18

REDUCTION DATE: Sat. 11/17/18

TIME OF COUNT: 4:00 PM - 6:00 PM

Property Account Summary

8/24/2023

Parcel Number	28053100102400	Property Address	13529 BOTHELL EVERETT HWY , MILL CREEK, WA 98012
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General Information

Property Description	SEC 31 TWP 28 RGE 05 RT-8A-1-) BEG INT N LN N1/2 SW1/4 NE1/4 LY ELY OF PAC HWY & ELY LN PAC HWY TH E ALG N LN 135FT TH S 82FT TH W 165FT M/L TO ELY LN PAC HWY TH NELY ALG ELY LN PACHWY TPB & TGW THPTN DAF BEG AT NE COR OF SW1/4 NE1/4 TH S89*50 29W ALG N LN SD SUB DIST OF 374.91FT TAP WH IS 135FT ELY OF ELY MGN OF EVE-BOTHELL HWY (SR 527) TH S00*09 31E DIST 82FT TH S89*50 29W DIST 26.43FT TPB OFTR HEREIN DESC TH CONT S89*50 29W DIST 141.63FT TH S49*26 47E DIST 68.30FT TH S80*02 07E DIST 18FT TH N85*05 14E DIST 39.65FT TH N36*08 28E DIST 55.13FT TPB LESS RD R/W TO STATE OF WA PER WD REC AFN200012050388
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00526

Property Characteristics

Use Code	112 2 Single Family Residences
Unit of Measure	Acre(s)
Size (gross)	0.36

Parties

Role	Percent	Name	Address
Taxpayer	100	BEDROSSIAN STEVE PAUL	132 75TH ST SW, EVERETT, WA 98203-4954 United States
Owner	100	BEDROSSIAN STEVEN PAUL	133 171ST PL SE, BOTHELL, WA 98012-9153 United States

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$468,600	\$344,700	\$276,500	\$270,000	\$248,400
Exemption Amount Regular					

Market Total	\$468,600	\$344,700	\$276,500	\$270,000	\$248,400
Assessed Value	\$468,600	\$344,700	\$276,500	\$270,000	\$248,400
Market Land	\$467,500	\$327,300	\$260,100	\$255,000	\$233,800
Market Improvement	\$1,100	\$17,400	\$16,400	\$15,000	\$14,600
Personal Property					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
06/06/2007	06/06/2007 08:01:00	The situs address has changed	by sasrrg
02/09/2007	03/13/2007 08:07:00	Owner Terminated	Property Transfer Filing No.: 112404 02/09/2007 by saskng
02/09/2007	03/13/2007 08:07:00	Owner Added	Property Transfer Filing No.: 112404 02/09/2007 by saskng
02/09/2007	03/02/2007 08:44:00	Taxpayer Changed	Property Transfer Filing No.: 112404 02/09/2007 by strjlp
02/09/2007	02/21/2007 15:42:00	Excise Processed	Property Transfer Filing No.: 112404, Statutory Warranty Deed 02/09/2007 by strnls
01/28/2002	02/22/2002 10:59:00	Owner Terminated	Property Transfer Filing No.: 367174 01/28/2002 by saskmo
01/28/2002	02/22/2002 10:59:00	Owner Added	Property Transfer Filing No.: 367174 01/28/2002 by saskmo
01/28/2002	01/31/2002 11:33:00	Excise Processed	Property Transfer Filing No.: 367174, Quit Claim Deed 01/28/2002 by strplv
01/28/2002	01/31/2002 11:33:00	Taxpayer Changed	Property Transfer Filing No.: 367174 01/28/2002 by strplv
04/10/2001	04/10/2001 11:49:00	Property Characteristic Changed	Size changed from 0.39 to 0.36 by sasset
03/24/2001	03/24/2001 09:10:00	Owner Added	Party/Property Relationship by sasmls
03/23/2001	03/24/2001 09:11:00	Owner Terminated	Party/Property Relationship by sasmls
12/13/2000	12/15/2000 16:22:00	Excise Processed	Property Transfer Filing No.: 360161, Statutory Warranty Deed 12/13/2000
12/13/2000	12/15/2000 16:22:00	Taxpayer Changed	Property Transfer Filing No.: 360161 12/13/2000
11/01/2000	12/05/2000 15:42:00	Excise Processed	Property Transfer Filing No.: 260850, Warranty Deed 11/01/2000

Tax Balance

Pay Online

Visit our payment site to make an online payment.

PAY NOW

Pay By Mail

Make Check/Money Order to:

Snohomish County Treasurer

Send to:

Snohomish County Treasurer

3000 Rockefeller Ave

M/S 501

Everett, WA 98201

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2023	2	10/31/2023	\$2,052.26	\$0.00	\$2,052.26	\$2,052.26

[View Detailed Statement](#)

Detailed information about taxes and all other charges displayed above.

[Calculate Future Payoff](#)

Taxes, interest and penalty due on a specific future date.

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
CENTRAL PUGET SOUND REGIONAL TRANSIT AUT	0.16	\$72.99	\$0.00	\$72.99
CITY OF MILL CREEK	0.62	\$292.73	\$0.00	\$292.73
EVERETT SCHOOL DISTRICT NO 2	3.28	\$1,537.11	\$1,537.11	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.31	\$145.67	\$0.00	\$145.67
SNOHOMISH COUNTY-CNT	0.48	\$223.73	\$0.00	\$223.73
SOUTH SNOHOMISH COUNTY FIRE & RESCUE RFA	1.08	\$505.20	\$153.54	\$351.66
STATE	2.23	\$1,044.70	\$0.00	\$1,044.70
MILL CREEK CITY WMA		\$212.18	\$0.00	\$212.18
SNOHOMISH CONSERVATION DISTRICT		\$10.04	\$0.00	\$10.04
SOUTH SNOHOMISH COUNTY FIRE & RESCUE RFA		\$60.16	\$0.00	\$60.16
TOTAL	8.16	\$4,104.51	\$1,690.65	\$2,413.86

Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2024	\$412,300.00	\$900.00	\$413,200.00	\$0.00	\$0.00	\$0.00

Levy Rate History

Tax Year	Total Levy Rate
2022	8.748939
2021	9.593145
2020	10.894849

Real Property Structures

Description	Type	Year Built	More Information
1 Story	Dwelling	1952	View Detailed Structure Information
1 Story	Dwelling	1952	View Detailed Structure Information

Receipts

Date	Receipt No.	Amount Applied	Amount Due
04/18/2023 00:00:00	12769592	\$2,052.25	\$4,104.51
10/21/2022 00:00:00	12486781	\$1,614.90	\$1,614.90
04/21/2022 00:00:00	12214585	\$1,614.89	\$3,229.79
10/26/2021 00:00:00	11929097	\$1,430.27	\$1,430.27
04/27/2021 00:00:00	11654804	\$1,430.27	\$2,860.54
10/26/2020 00:00:00	11341793	\$1,562.32	\$1,562.32
04/17/2020 00:00:00	11044903	\$1,562.31	\$3,124.63
10/24/2019 00:00:00	10770666	\$1,415.68	\$1,415.68
04/26/2019 00:00:00	10533754	\$1,415.67	\$2,831.35
10/22/2018 00:00:00	10115267	\$1,527.49	\$1,527.49
04/20/2018 00:00:00	9846446	\$1,527.49	\$3,054.98

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
12/13/2000	12/15/2000		\$159,000.00	360161	W	S	KLIMOVICH FYODOR J	KOZOREZOV IVAN & LARISA	No
01/28/2002	01/31/2002		\$0.00	367174	QC	S	KOZOREZOV IVAN A	KOZOREZOVA LARISA V	No
02/09/2007	02/21/2007		\$300,000.00	112404	W	S	KOZOREZOVA LARISA V & IVAN	BEDROSSIAN STEVEN PAUL	No

Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
3312001	28	05	31	NE	View parcel maps for this Township/Range/Section

[Printable Version](#)

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Structure Information

[Close Window](#)

General Description

Parcel Number **28053100102400** (R02)

Structure Class **Dwelling**

Structure Type **1 Story**

Year Built **1952**

Exterior Features

Foundation **Conc or CB**

Exterior **Siding-Lap**

ROOF Type: **Gable** Pitch **Medium** Cover **Composition**

Interior Features

Bedrooms **1**

Full or 3/4 Baths **1** 1/2 Baths **0**

Heat **Electric Baseboard**

Floor Area

Floor **1** Base SF **374** Finished SF **374**

Garage(s), Carport(s) and major outbuilding(s)

None

Other Features



Structure Information

[Close Window](#)

General Description

Parcel Number **28053100102400** (R01)

Structure Class **Dwelling**

Structure Type **1 Story**

Year Built **1952**

Exterior Features

Foundation **Conc or CB**

Exterior **Hardboard**

ROOF Type: **Gable** Pitch **Low** Cover **Clay Tile**

Interior Features

Bedrooms **2**

Full or 3/4 Baths **1** 1/2 Baths **0**

Heat **Electric Baseboard**

Floor Area

Floor **1** Base SF **1084** Finished SF **1084**

Garage(s), Carport(s) and major outbuilding(s)

None

Other Features

