



15728 Main Street, Mill Creek, WA 98012  
Administration 425-745-1891  
Police 425-745-6175

**CITY OF MILL CREEK  
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)  
AND NOTICE OF PROPERTY DEVELOPMENT IMPACT MITIGATION  
FOR AN INDUSTRIAL WAREHOUSE AND OFFICES (PL2024-0016)**

Jackson Main Architecture has submitted a Binding Site Plan application to develop an approximately 36,500-square-foot industrial building, consisting of warehouse space on the ground floor and office space on the second floor. The facility will also include the associated and required parking areas, utility infrastructure, landscaping, stormwater facilities, and frontage improvements on the 4.56-acre parcel.

The project is being reviewed and processed in accordance with the Mill Creek Municipal Code (MCMC), including Title 14: Development Code Administration, Title 16: Subdivisions and Plats, Title 17: Zoning, and Title 18: Environment.

This Mitigated Determination of Non-Significance (MDNS) and Notice of Property Development Impact Mitigation are issued pursuant to WAC 197-11-350, Chapters 17.48 and 18.04 MCMC, and through an interlocal agreement with Snohomish County.

**PROPONENT:**

Anshuli Vaidya  
Jackson Main Architecture  
311 First Ave South  
Seattle WA, 98104

**LOCATION:**

N/A, Mill Creek, Washington 98012.

**TAX PARCEL:**

00602000000700

**LEGAL  
DESCRIPTION:**

Refer to project document

**LEAD AGENCY:**

City of Mill Creek

**CONTACT:**

[Planning@millcreekwa.gov](mailto:Planning@millcreekwa.gov) or 425-551-7254

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## **ELEMENTS OF THE ENVIRONMENT IMPACTED BY THIS ACTION AND MITIGATION MEASURES:**

The environmental impacts of this proposal are documented in the environmental checklist and other materials on file with the City of Mill Creek. Mitigation measures have been imposed based on the City's review of this information. Listed below are the transportation-related mitigation measures required to address potential impacts identified in the application materials.

### **EARTH**

Erosion may occur during clearing, grading, filling, and construction of site improvements, including building foundations, stormwater facilities, parking areas, and utilities. The existing site contains wetlands and streams (Wetland and Stream A), as well as mature trees. For a depiction of the proposed land use improvements and existing site conditions, refer to the vicinity map.

#### **Mitigation Measures**

To address the potential environmental impacts of these activities, the project proponent shall comply with the following condition:

- A. The developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) and Erosion Control Plan for approval by the City Engineer, in accordance with the City's adopted Ecology Manual as modified by the Municipal Stormwater Permit (DOE Manual). These plans must be approved, and all required Best Management Practices (BMPs) must be installed, prior to the commencement of any site work.

### **AIR**

Construction activities on-site will generate dust, emissions, and odors from the operation of construction vehicles and equipment. Additionally, soils tracked onto City streets by construction vehicles may create off-site dust impacts. After project completion and occupancy, motor vehicle use on-site will result in automotive emissions typical of commercial developments.

#### **Mitigation Measures**

To mitigate potential air quality impacts, the project proponent shall comply with the following conditions:

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A. Dust shall be controlled by regularly watering areas of soil disturbance during construction and by using a street sweeper on adjacent public roads. Wheel washes shall be required if deemed necessary by the City Engineer.

B. Non-attended idling of construction vehicles and equipment on-site is prohibited.

## **WATER**

Critical Area: A Wetland Delineation Report prepared by FACET, dated July 7, 2023, and July 23, 2024, identified Stream A and Wetland A within the subject parcel. Wetland A is classified as a Category I wetland, receiving a total of 24 points. It is contiguous with the wetlands associated with North Creek Park. Refer to the full Wetland Report for details.

### **Mitigation Measures**

To mitigate potential impacts on water resources and critical areas, the project proponent shall comply with the following conditions:

A. A Final Critical Areas Study and Mitigation Plan, consistent with MCMC Section 18.06.090, shall be submitted to the City and approved prior to any site clearing or grading.

B. Critical area signs and protective fencing shall be installed along the boundaries of all designated critical areas.

## **PLANTS**

According to the Tree Retention Plan (page 7), a number of trees located directly within the proposed building footprint will need to be removed to accommodate development. Some trees in good condition will be protected and retained. (Refer to the full Tree Retention Report for details.)

### **Mitigation Measures**

To mitigate the potential impacts of vegetation loss within the developable area, the project proponent shall comply with the following conditions:

A. Existing mature street trees located within the 35-foot roadway buffer, which have been periodically topped due to overhead power lines, shall be removed and replaced with new street trees consistent with those found in The Vintage at Mill Creek.

B. Trees designated for retention shall be clearly shown on the Clearing and Grading Plans. The applicant shall install barrier fencing around the drip

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lines of these trees prior to the start of clearing and grading, and the fencing shall be maintained throughout construction.

- C. In accordance with MCMC Section 15.10.075.B, any retained trees that are damaged, destroyed, or removed during construction shall be subject to a penalty of \$1,000 per tree, and each impacted tree must be replaced at a 3:1 ratio.

## **TRANSPORTATION**

Public roadway improvements are required in accordance with the Development Agreement and Mill Creek Municipal Code (MCMC) Chapters 16.14 and 16.16. Traffic mitigation is also required for PM peak-hour trips generated by this development, pursuant to City Ordinance No. 2011-735.

The applicant has submitted a revised Traffic Impact Analysis and Mitigation Summary, prepared by Kimley-Horn. Mitigation fees collected by the City are used to fund future capital projects aimed at improving roadway capacity, in accordance with the adopted City Comprehensive Plan, Capital Improvement Plan, and biennial budget.

### **Mitigation Measures**

To address the potential traffic impacts generated by the development, the following mitigation measures are required:

A. The developer shall pay traffic impact mitigation fees to the City of Mill Creek for impacts to the City's roadway system. The impact fee is based on the latest adopted City transportation impact fee schedule, which identifies a rate of \$3,900 per PM peak-hour trip. The development is projected to generate 5 PM peak-hour trips, resulting in a total impact fee of \$19,500. This fee must be paid prior to the issuance of any building permits.

B. The developer shall also pay traffic impact mitigation fees to Snohomish County for impacts to the County's road system, in accordance with County requirements.

## **THRESHOLD DETERMINATION**

The **lead agency** for this proposal has determined that the project, as conditioned, will **not have a probable significant adverse impact on the environment**. Therefore, an **Environmental Impact Statement (EIS)** is not required under **RCW 43.21C.030(2)(C)**. This determination assumes compliance with applicable **state laws, City ordinances related to environmental protection**, and the **mitigation measures** identified above. Information regarding the **SEPA Checklist** is available to the public on the City's website:

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([www.millcreekwa.gov/](http://www.millcreekwa.gov/)). The Mitigated Determination of Non-Significance (MDNS) and Notice of Property Development Impact Mitigation are expressly conditioned upon compliance with the requirements outlined in this notice.

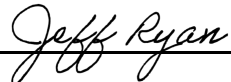
This MDNS is issued under WAC 197-11-340(2) and MCMC 18.04. The threshold determination will be deemed final 14 days from the date of issuance. Comments on this MDNS must be submitted by 4:30 p.m., **June 20, 2025**.

**Responsible Official:** Jeff Ryan

**Title:** Director of Community Development & Planning

**Address:** 15728 Main Street, Mill Creek, Washington 98012

**Date:** June 6, 2025

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

In accordance with the provisions of **Mill Creek Municipal Code (MCMC) Chapters 3.42, 14.11, and Section 18.04.250**, this determination may be appealed to the **City Clerk** at **City Hall, 15728 Main Street, Mill Creek, WA, 98012**, no later than **14 days** from the date the **MDNS and Notice of Property Development Impact Mitigation** are issued.

To be considered, an appeal of this MDNS must be filed by **4:00 p.m. on June 20, 2025**, by submitting a **written statement** to the **City Clerk** requesting an appeal, along with the appropriate fees. The written statement must meet the requirements outlined in **MCMC Section 14.11.050**.

**NOTE:** This MDNS may be withdrawn if:

- Significant changes are made to the proposal,
- New significant information is disclosed,
- Misrepresentation by the applicant occurs, or
- The applicant fails to comply with the conditions upon which this Mitigated Determination of Non-Significance is based.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Issued by: Real Advantage Title Insurance Company

File No: 24-119397

TRACT 7, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

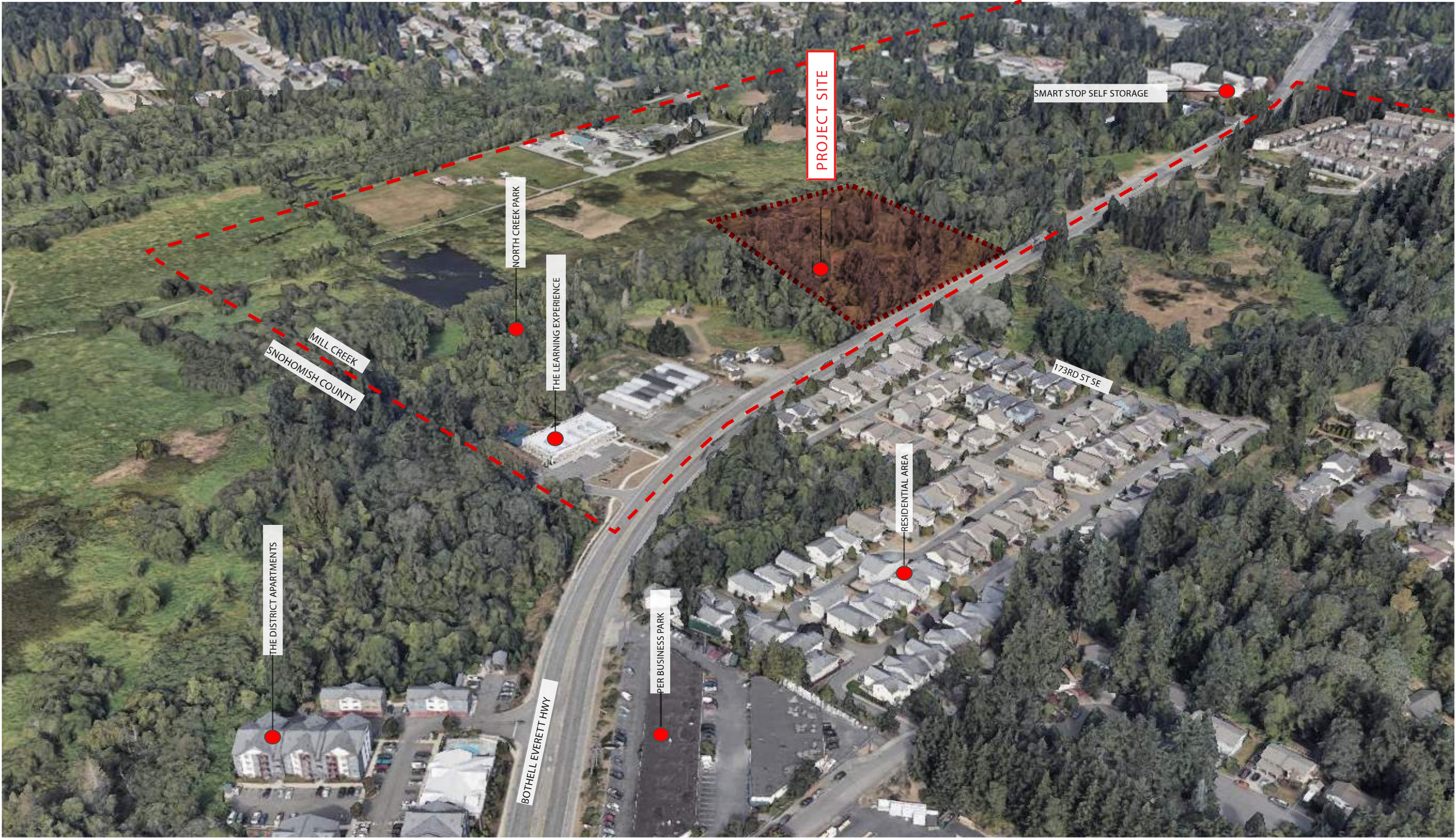
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED  
UNDER AUDITOR'S FILE NO. 9205220328, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Tax Parcel No.: 00602000000700



PROJECT CONTEXT  
VICINITY MAP





PROJECT CONTEXT  
VICINITY MAP





C:\Users\arashul\varley\Documents\23159\_ARCH\17200 MC\_R22\_Arashul Varley\FRONT.TGA

# MILL CREEK WAREHOUSE

17200 BOTHELL EVERETT HWY  
MILL CREEK, WA 98012  
LAND USE APPLICATION  
OCTOBER 10, 2024



PLEASE NOTE: THIS IS NOT THE FINAL REPRESENTATION OF THE BUILDING AND IS SUBJECT TO CHANGE.

## SHEET INDEX

GENERAL  
G0.00 COVER SHEET

ARCHITECTURAL  
A1.00 ARCHITECTURAL SITE PLAN

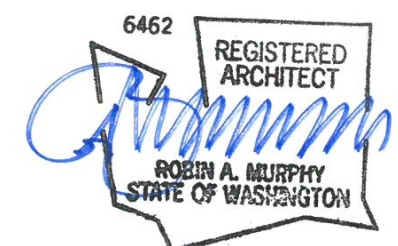


PROGRESS SET  
NOT FOR CONSTRUCTION

NITIN GOYAL  
18632 29TH AVE SE, BOTHELL WA 98012

MILL CREEK PCID  
17200 BOTHELL EVERETT HWY  
MILL CREEK, WA 98012

DATE	NO.	DESCRIPTION
10/10/2024		LAND USE APPLICATION



PROJECT NO.: 23159  
PROJECT MGR.: DH  
DRAWN BY: AKV  
CHECKED BY: -

COVER SHEET

G0.00

JACKSON | MAIN ARCHITECTURE P.S. © 2024

### APPLICABLE CODES

BUILDING CODES ADOPTED BY THE CITY OF MILL CREEK AS OF 4/28/2024, AS AMENDED BY THE STATE OF WASHINGTON BUILDING CODE (SBCC):  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)  
2021 INTERNATIONAL FUEL GAS CODE  
2021 UNIFORM PLUMBING CODE (UPC)  
WA STATE AMENDMENTS TO ICC CODES AS APPLICABLE  
NATIONAL ELECTRICAL CODE: ELECTRICAL PERMITS ADMINISTERED BY THE WA STATE DEPT. OF L & I  
2024 MILL CREEK MUNICIPAL CODE

### PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF AN APPROXIMATELY 36,500 SF OF INDUSTRIAL BUILDING CONSISTING OF WAREHOUSE SPACE ON THE GROUND FLOOR AND OFFICE SPACES ON THE SECOND FLOOR. THE OVERALL BUILDING FOOTPRINT WILL BE ROUGHLY 18,280 SF (9% OF TOTAL SITE COVERAGE). THIS FACILITY WILL ALSO PROVIDE THE ASSOCIATED AND REQUIRED PARKING AREAS, UTILITY INFRASTRUCTURE, LANDSCAPING, STORMWATER FACILITIES, AND FRONTAGE IMPROVEMENTS ON THE 4.56 ACRE PARCEL LOCATED ALONG THE WEST SIDE OF BOTHELL-EVERETT HWY, JUST NORTH OF 173RD ST SE.

### DEFERRED SUBMITTALS

### LEGAL DESCRIPTION

TRACT 7, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9205230328, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL NO. 00602000000700  
ZONING: BUSINESS PARK (BP)

### ASSOCIATED DISCRETIONARY PERMITS AND APPROVALS

• PRE-APPLICATION SUBMITTAL PL2023-0014 9TH SEPTEMBER 2023  
PL2024-0008 1ST MAY 2024

### ECOLOGY CONSULTANT

#### FACET

750 6TH ST S  
KIRKLAND, WA 98033  
PHONE: (425) 650 1323  
EMAIL: SPAYNE@FACETNW.COM  
CONTACT: SAM PAYNE

### SPECIAL INSPECTIONS & FIRE STOPPING

A. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE FOLLOWING SPECIAL INSPECTIONS:  
1. STRUCTURAL SPECIAL INSPECTIONS (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED STRUCTURAL SPECIAL INSPECTIONS)

10/10/2024 11:52:37 AM

**OWNER**  
**NITIN GOYAL**  
18632 29TH AVE SE  
BOTHELL WA 98012  
PHONE: (206) 852 2622  
EMAIL: KYLEMILLER.GP@OUTLOOK.COM  
CONTACT: KYLE MILLER

**ARCHITECT**  
**JACKSON | MAIN ARCHITECTURE P.S.**  
311 1ST AVE. S.  
SEATTLE WA 98104  
PHONE: (206) 324 4800  
EMAIL: DAVID HUANG@JACKSONMAIN.COM  
CONTACT: DAVID HUANG  
ARCHITECT: ROBIN MURPHY, AIA

**CIVIL ENGINEER**  
**EASTSIDE CONSULTANTS**  
1320 NW MALL ST SUITE 8  
ISSAQUAH, WA 98027  
PHONE: (425) 392 5351  
EMAIL: RFREDERIKSEN@EASTSIDECONSULTANTS.COM  
CONTACT: RON FREDERIKSEN, P.E.

**LANDSCAPE ARCHITECT**  
**VARLEY. VARLEY. VARLEY**  
19819 30TH DRIVE SE  
BOTHELL WA 98012  
PHONE: (425) 466 9430  
EMAIL: VARLEY\_JEFF@HOTMAIL.COM  
CONTACT: JEFF VARLEY

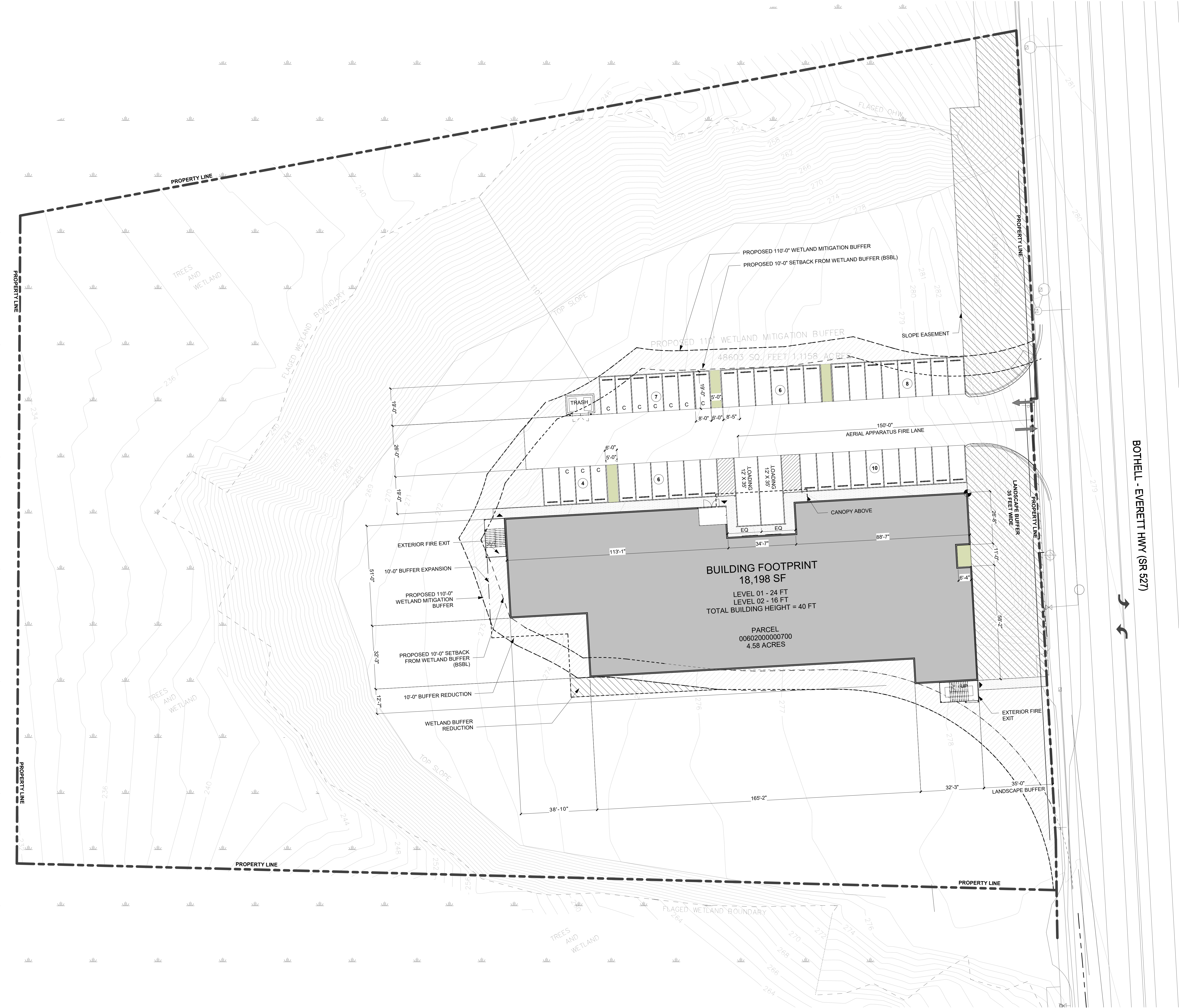
**TRAFFIC STUDY CONSULTANT**  
**KIMLEY HORN**  
2828 COLBY AVENUE, SUITE 200  
EVERETT, WA 98201  
PHONE: (425) 708 8275  
EMAIL: MATT.PALMER@KIMLEY-HORN.COM  
CONTACT: MATT PALMER

**STRUCTURAL ENGINEER**  
PHONE:  
EMAIL:  
CONTACT:

**MECHANICAL & PLUMBING**  
?  
?  
?  
PHONE: ?  
EMAIL: ?  
CONTACT: ?

**ELECTRICAL ENGINEER**  
?  
?  
?  
PHONE: ?  
EMAIL: ?  
CONTACT: ?





BOTHELL - EVERETT HWY (SR 527)

SHEET NOTES:

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
- E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
- F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL, REFER TO CIVIL DRAWINGS.
- G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
- H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
- K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0".
- L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

SITE INFORMATION:

TAX PARCEL NUMBER: 00602000000700  
LEGAL DESCRIPTION:  
TRACT 7, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9205220328, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ZONING SUMMARY:

ZONING CODE FOR BP - BUSINESS PARK (MCMC 17.20)  
MIN. / MAX. LOT COVERAGE: NONE  
SETBACKS: FRONT, SIDE AND REAR YARD: NONE  
BUFFER: 50 FEET FROM A ROADWAY  
MAX. HEIGHT: 50 FEET  
FAR: NONE  
LANDSCAPE: NONE. MIN. 20 FT DEPTH OF LANDSCAPE IF ABUTTING RESIDENTIAL OR COMMERCIAL ZONE.

PARKING COUNT:

PER CITY OF MILL CREEK MUNICIPAL CODE, 17.27.020.D  
WAREHOUSE (LEVEL 1) = 18,198 SF  
OFFICE (LEVEL 2) = 17,726 SF  
PARKING REQUIRED FOR OFFICE  
WITHOUT PROVIDING ON-SITE CUSTOMER SERVICE - 1 SPACE/800SF = 17,726/800 = 22.15 OR 23 STALLS  
PARKING REQUIRED FOR WAREHOUSE  
1 SPACE PER EMPLOYEE: 18,198 SF STORAGE WAREHOUSE@1/EMPLOYEE = 17 EMPLOYEES ALLOWED.  
TOTAL REQUIRED PARKING STALLS = 17 + 23 = 40  
TOTAL PROVIDED PARKING STALLS = 41  
PER 17.27.040 -  
UPTO 25% OF ALL REQUIRED SPACES MAY BE DESIGNATED AND MARKED FOR COMPACT CARS.  
25% OF 41 STALLS = 10 STALLS: THE COMPACT STALLS ARE MARKED ON THE SITE PLAN.  
SIZE OF REGULAR STALL = 8'-6" X 19'-0"  
SIZE OF COMPACT STALL = 6'-0" X 16'-0"  
BICYCLE PARKING REQUIREMENT  
PER CITY OF MILL CREEK MUNICIPAL CODE, 17.27.030  
• ENCOURAGED IN ALL DEVELOPMENTS.  
• BICYCLE PARKING SHALL BE A BIKE RACK OR LOCKER-TYPE PARKING FACILITIES UNLESS OTHERWISE SPECIFIED.  
• BICYCLE FACILITIES FOR PATRONS, WHEN REQUIRED, SHALL BE LOCATED WITHIN 100 FEET OF THE BUILDING ENTRANCE AND SHALL BE DESIGNED TO ALLOW EITHER A BICYCLE FRAME OR WHEELS TO BE LOCKED TO A STRUCTURE ATTACHED TO THE PAVEMENT.  
• ALL BICYCLE PARKING AND STORAGE SHALL BE LOCATED IN SAFE, VISIBLE AREAS THAT DO NOT IMPEDE PEDESTRIAN OR VEHICLE TRAFFIC FLOW AND SHALL BE WELL LIT FOR NIGHTTIME USE.

OCCUPANCY AND EGRESS SUMMARY:

PER CITY OF 2021 WASHINGTON STATE BUILDING CODE, TABLE 1004.5  
MAXIMUM FLOOR AREA PER OCCUPANT:  
WAREHOUSE = 500 SF (GROSS)  
OFFICE = 150 SF (GROSS)  
OCCUPANT LOAD:  
WAREHOUSE: 18,101 SF / 500 = 36.2 OCC.  
OFFICE: 17,646 SF / 150 = 117.6 OCC.  
TOTAL BUILDING OCCUPANT LOAD = 154  
MINIMUM NUMBER OF EXITS REQUIRED (PER WBC 1008.3) = 2  
NUMBER OF EXITS PROVIDED AT EACH LEVEL = 2

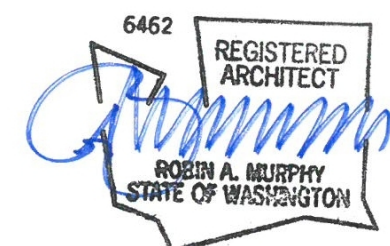


PROGRESS SET  
NOT FOR CONSTRUCTION

NITIN GOYAL  
18632 29TH AVE SE, BOTHELL WA 98012

MILL CREEK PCID  
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DATE	NO.	LAND USE APPLICATION	DESCRIPTION
10/10/2024			



PROJECT NO.: 23159  
PROJECT MGR.: DH  
DRAWN BY: AKV  
CHECKED BY: -

SITE PLAN

A1.00



