

**DETERMINATION OF SIGNIFICANCE (DS)
AND REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT
STATEMENT (EIS)**

Project Name: South Town Center Subarea Project

Proponent: City of Mill Creek

Lead Agency: City of Mill Creek

Project Location: The Mill Creek Comprehensive Plan was adopted in December 2024 and added South Town Center as a new subarea. The South Town Center Subarea is approximately 82 acres in size and is located generally between the Mill Creek Town Center on the north and 164th Street SE on the south (including some property south of 164th Street SE), and between SR 527 (Bothell-Everett Highway) on the east and North Creek on the west.



Project Description: The City of Mill Creek is proposing to create a subarea plan for South Town Center. The South Town Center Subarea Project builds on earlier planning efforts initiated in 2019 and included in the 2024 Comprehensive Plan Update. The proposed South Town Center Subarea Plan will provide long-range goals and policies to form the framework for future development in the South Town Center Subarea.

Environmental Impact Statement (EIS) Required: The City of Mill Creek, as the SEPA lead agency, has determined that this proposal may have significant adverse environmental impacts on the environment. An EIS is required under RCW 43.21C.030(2)(c) and will be prepared. The EIS will address probable significant adverse environmental impacts of the South Town Center Subarea Plan.

Elements of the Environment: The lead agency has preliminarily identified the following elements for analysis in the EIS:

- Biological Resources
- Land Use/Relationship to Plans & Policies
- Population and Employment
- Housing



- Aesthetics/Visual Resources
- Utilities
- Transportation

Alternatives: The lead agency has preliminarily determined that up to three alternatives could be analyzed in the EIS. These alternatives could include the following:

- Alternative 1** – No Action Alternative
- Alternative 2** – Higher Density Alternative
- Alternative 3** – Mixed Density Alternative

In the Final EIS, the City will likely analyze a "preferred alternative" which may combine elements from the above alternatives based on public comments and guidance from the Planning Commission and City Council.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments can be submitted on the alternatives, mitigation measures, probable significant adverse impacts, and permits or other approvals that may be required. Methods for presenting your comments are described below. **All comments are due no later than 5:00 PM, October 28, 2025,** and may be submitted:

- **On the Project website:** <https://millcreekwa.gov/stc>
- **Via email to:** justin.horn@millcreekwa.gov
- **By mail (or dropped off at):** Justin Horn, Planner
Community Development and Planning
City of Mill Creek
15720 Main Street
Mill Creek, WA 98012

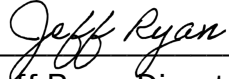
EIS Public Scoping Meeting: An EIS Public Scoping meeting will be held to provide an opportunity for the public to learn more about the project and the EIS process, and to provide input on the environmental review process.

Meeting Date: Tuesday, October 7, 2025

Time: 6:00 PM – 8:00 PM

Location: Mill Creek City Hall
15728 Main Street
Mill Creek, WA 98012

Date: October 3, 2025

Signature: 

Jeff Ryan, Director
SEPA Responsible Official