



15728 Main Street, Mill Creek, WA 98012

Administration 425-745-1891

Police 425-745-6175

All Other Departments 425-551-7254

## Exhibit 18

September 16, 2019

*Transmitted by MBP and Email*

Phillip Kitzes  
Taylor Development  
15 Lake Bellevue Drive #102  
Bellevue, Washington 98005

SUBJECT: TRC COMMENTS FOR PRELIMINARY PLAT CRESTVIEW II, PL2019-0011

Dear Mr. Kitzes:

The City's Technical Review Committee (TRC) met on September 11, 2019, 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.

### Engineering Review Comments from the City's Consultant

Perteet, the City's consultant reviewing the site plan, grading & utility plans, drainage report and the traffic report, submitted comments in two memorandums, one dated August 22, 2019, and one dated September 4, 2019, related to the Traffic Review. These memorandums are attached and the comments in them need to be addressed. If you have any questions related to these comments please contact Matthew Feeley, the City's Supervising Engineer at 425-921-5945 or via email at [matthewf@cityofmillcreek.com](mailto:matthewf@cityofmillcreek.com). The plans and reports need to be revised as requested and resubmitted through [MyBuildingPermit.com](http://MyBuildingPermit.com) (MBP).

Comments from the City's Environmental Consultant

ESA, the City's Environmental Consultant, submitted comments in a memo dated September 4, 2019, which is attached. They are requesting that the NGPA be added to all figures in the wetland report to ensure that the NGPA is not impacted by the buffer averaging. In addition, a buffer enhancement plan is required for the buffer addition area. Removal of non-native species from the wetland and buffer area will be included as a Condition of Approval.

Snohomish County Fire District No. 7

The Fire Marshall submitted comments via letter dated September 12, 2019, which is attached. Since adding a secondary access road does not seem feasible, we are assuming you will opt to provide residential fire sprinklers, which can be a Condition of Approval added to the plat. No plan changes would be required.

Everett School District

The City received comments via an email on September 11, 2019 (attached). The Everett School District is requesting impact mitigation fees in the amount of \$103,592.00.

Silver Lake Water and Sewer District

Silver Lake Water and Sewer District Development Engineer Scott Smith submitted comments dated September 11, 2019 (see attached). A Developer Extension (DE) Agreement with the District will be necessary. Please contact the District Engineer at 425-337-3647 for more information on the DE application process. In addition the District stated that the existing water and sewer mains on site need to be removed and the easement relinquished. A new water main should be looped to the existing stub in Wexford Court behind lot 14. In addition, a new sewer main should connect to the existing manhole in the entrance drive instead of a new saddle manhole.

Snohomish County Public Works

Snohomish County Public Works submitted comments via email dated August 21, 2019, which are attached. Mike Hendrix with Perteet spoke with County staff regarding their comments and Mike suggested that the County's comments can be addressed by providing additional justification that no mitigation is required for County maintained roadways and/or intersections. The County also sent a copy of their Requirements for Traffic Studies, which is attached for your reference.

Preliminary Development Impact Mitigation Checklist

A preliminary estimate of SEPA impact mitigation fees due later in the development review process is attached.

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 through 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 cost for the Consultant review and the Hearing Examiner services will be invoiced to you directly through 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) 921-5717.

Sincerely,



Sherrie Ringstad  
Associate Planner

- Enclosures:
1. SEPA Checklist with City Comments
  2. Perteet Technical Memorandums dated August 22, 2019 and September 4, 2019 and Redlined Plans and Drainage Report
  3. ESA Memorandum dated September 4, 2019
  4. Fire District 7 Letter dated September 12, 2019
  5. Everett School District Email dated September 11, 2019
  6. Silver Lake Water and Sewer District Comments dated September 11, 2019
  7. Snohomish County Public Works Email dated August 21, 2019
  8. Snohomish County Requirements for Traffic Studies
  9. Preliminary Development Impact Mitigation Checklist

Copy to: Community and Economic Development Manager  
Supervising Engineer



Lake Stevens Fire &  
Snohomish County Fire District 7  
**Improving Service Together**



September 12, 2019

Sherrie Ringstad  
City of Mill Creek Associate Planner  
Via email: [sringstad@cityofmillcreek.com](mailto:sringstad@cityofmillcreek.com)

Re: 2316 and 2318 132 Street SE, Mill Creek, WA 98012 Plat of Crestview  
Phase II Fire District Comments

Dear Sherrie:

The Fire District has reviewed the preliminary plat for the Crestview Phase II development and has the following comment:

1. Sheet C2.0 – Fire Lane Marking. Fire Lane signs as specified in IFC D103.6.1 shall be posted on both sides of fire apparatus access roads that are 20-26 feet wide.
2. Reference IFC appendix D107.1 – Developments of one and two family dwellings exceeding 30 dwelling units on a single fire apparatus access roadway shall have all new dwelling units equipped with approved automatic fire sprinkler systems.

Yours in public service,

A handwritten signature in black ink, appearing to read "JBowen".

Jason Bowen  
Deputy Fire Marshal  
SCFD 7  
360-805-0338 Option 5  
[jbowen@snofire7.org](mailto:jbowen@snofire7.org)

Cc: File



# Silver Lake Water & Sewer District

**Exhibit 13**

## Preliminary Water and Sewer Availability Response

Good for one year from date of issuance

|   |   |
|---|---|
| Applicant: Taylor Development   | Development Name: Crestview 2   |
| Site Address: 2316 / 2318 132 <sup>nd</sup> Street SE   |   |
| City, State, ZIP: Mill Creek, WA 98012  |   |
| Tax Parcel Number (s): 2805320020100, 28053200202300 and 2805320020800  |   |
| <input checked="" type="checkbox"/> Existing SLWSD Customer   | <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer |
| <input checked="" type="checkbox"/> Water Service <input checked="" type="checkbox"/> Sewer Service is available to the above referenced property |   |

### Availability Subject to the Following Conditions

|  |
|--|
| <input checked="" type="checkbox"/> Extension of the public water and/or sewer system is required under the terms of a Developer Extension (DE) Agreement. Contact the District Engineer at 425-337-3647 for more information on the DE application process.   |
| <input checked="" type="checkbox"/> Purchase of water meters and/or side sewer permits at the SLWSD customer service counter. Applications can be submitted:<br><input type="checkbox"/> At your convenience <input checked="" type="checkbox"/> After DE final acceptance   |
| <input type="checkbox"/> Payment of Reimbursement Agreement or other special assessment fees as applicable. Contact the District Engineer at 425-337-3647 for more information.  |
| <input checked="" type="checkbox"/> County, <u>City</u> or State Permit required for work in the Public Right-of-Way   |
| All new connections are subject to payment of applicable development fees and General Facilities Charges (GFC) per SLWSD Code Section 9.05.070<br>Sewer disposal area: <input checked="" type="checkbox"/> Everett <input type="checkbox"/> Alderwood  |
| <u>Project Specific Comments</u> : Existing water and sewer mains on site to be removed and relinquish easement. New sewer main should connect to existing manhole in entrance drive instead of new saddle manhole. Developer will be required to loop new water main to existing stub in Wexford Court behind lot 12. |

Development of water and/or sewer facilities at the location referenced above shall be at the developer's expense. The information provided is based on best available data and applicant submitted information.

Prepared by: **Scott Smith, P.E., District Engineer**

Date: 9/11/19



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