



15728 Main Street, Mill Creek, WA 98012

Administration 425-745-1891

Police 425-745-6175

All Other Departments 425-551-7254

October 29, 2019

Transmitted by MBP and Email

Daniel Carr
7C's Swim School
21600 31st Drive Southeast
Bothell, Washington 98021

SUBJECT: TRC COMMENTS FOR 7C's SWIM SCHOOL BSP, PL2019-0014

Dear Mr. Carr:

The City's Technical Review Committee (TRC) met on October 23, 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.

City of Mill Creek Development Services Comments

- The Native Growth Protection Area (NGPA – i.e., the wetland and buffer) and the 35-foot roadway buffer both need to be placed in a separate tract.
- The Building Official stated that per the International Building Code (IBC) two exits will be required, which could also address the Design Review Board's suggestion that a personnel door be installed on the southern elevation to provide access to the lawn area.
- The Stormwater Management Report (pg 10) states that there are no wetlands present on the site or within the adjacent downstream area. There is a Category III Wetland located on the site.

- Wetland buffer averaging area shown in northwest corner (Sheet C2.1) is not consistent with wetland report where the buffer averaging addition is shown adjacent to the wetland.
- The City does have an Interlocal Agreement (ILA) with the County for imposition of mitigation for transportation impacts (attached). See also comments from Snohomish County Public Works on Page 3.
- The wrong standard is being used for the hammerhead turnaround. As discussed in previous conversations and emails, STR-12 is not applicable. The City does not have a standard plan for a hammerhead to be used with a Fire Apparatus Access Road. For those specifications, we would use the International Fire Code, which includes specifications for a 120-foot hammerhead to be used with a Fire Apparatus Access Road (IFC Table D103.4). The plans will need to be modified to show the larger hammerhead.
- The City will require that the pool discharge to the sanitary sewer system, rather than the City's storm drain system.
- A separate memorandum regarding landscape plan revisions is attached.

Engineering Review Comments from the City's Consultant

Perteet, the City's engineering consultant, reviewed the site plan, grading & utility plans, drainage report and traffic report, and submitted comments in two memorandums, dated October 8, 2019. 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. The plans and reports need to be revised as requested and resubmitted through MyBuildingPermit.com (MBP).

Comments from the City's Environmental Consultant

ESA, the City's Environmental Consultant, reviewed the Wetland Report and Buffer Averaging Plan and submitted comments in a memo dated October 15, 2019, which is attached. They concur with the report's findings and have made one suggestion. Due to the amount of mature forested habitat that will be lost as a result of the development, they are recommending that the wetland buffer be enhanced with habitat structures and give several examples of potential habitat structures. The City recommends selecting one or two and incorporating them in the plan.

Snohomish County Fire District No. 7

Fire District No. 7 submitted comments via letter dated October 29 2019, which is attached. Essentially they stated that the one fire hydrant as proposed would be adequate if a NFPA 13 automatic fire sprinkler system was installed and 1500 gpm at 20 psi can be achieved. I contacted the Silver Lake Water District and they stated that with one fire hydrant you would only have 1250 gpm, so you would have to loop back around the site to North Creek Drive instead of having a long dead end. You will need to contact Scott Smith at the Silver Lake Water District at 425-659-2302 to discuss the

options and revise the plans and reports as necessary and resubmit through MyBuildingPermit.com (MBP).

Silver Lake Water and Sewer District

Silver Lake Water and Sewer District Development Engineer Scott Smith submitted comments dated October 23, 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. The plans and reports need to be revised as requested and resubmitted through MyBuildingPermit.com (MBP).

Snohomish County Public Works

The City of Mill Creek and Snohomish County have an Interlocal Agreement for reciprocal mitigation of transportation impacts, dated February 20, 2019. The applicant has two options for determining the development's proportionate share mitigation. The applicant may (1) prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or (2) the applicant may have its proportionate share impact mitigation based on its average impact to County facilities. A written offer is required for either option chosen. The required forms can be found on the County's website: <https://snohomishcountywa.gov/917/Reciprocal-Agreements>. if you have any questions, please contact Elbert Esparza, Snohomish County Associate Land Development Analyst at 425-388-3184 or via email at Elbert.Esparza@snoco.org.

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 all the information and revisions requested are 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. Interlocal Agreement with Snohomish County regarding Traffic Mitigation, dated February 19, 2019
 3. Memorandum regarding the Landscape Plan, dated October 23, 2019
 4. Pertteet Technical Memorandums dated October 5, 2019 and Redlined Plans and Drainage Report
 5. ESA Memorandum dated October 15, 2019
 6. Fire District 7 Letter dated October 29, 2019
 7. Silver Lake Water and Sewer District Comments dated October 23, 2019
 8. Preliminary Development Impact Mitigation Checklist

Copy to: Public Works and Development Services Manager
 Supervising Engineer