

From: Sherrie Ringstad
Sent: Wednesday, February 20, 2019 12:36 PM
To: Christi Amrine; Tom Rogers
Subject: MDNS Issued for Muttley Square
Attachments: SEPA Determination.pdf

On February 20, 2019, the City of Mill Creek issued an MDNS (attached) for the following project:

The Binding Site Plan application proposes an indoor animal boarding facility comprised of six buildings on approximately 2.68 acres. The proposed development consists of five 768 square foot pet boarding houses and a 1,628 square foot main office along with parking, stormwater facilities, and landscaping with walking paths and a private dog park, see **Attachment 1 – Proposed Binding Site Plan** and **Attachment 2 – Project Narrative**. A Category III wetland is located in the center of the site and buffer averaging is proposed consistent with City Code (**Attachment 3 – Critical Areas Report**). Access to the site is proposed from SR 527 with a right-in and right-out only.

PROPERTY OWNER: MKJ Silver Lake, LLC
12505 NE 164th Street
Woodinville, WA 98072

PROPONENT: Capital Architects Group PC
2813 Rockefeller Ave.
Everett, Washington 98201

LOCATION: 13209 Bothell-Everett Highway, Mill Creek, Washington 98012

LEAD AGENCY: City of Mill Creek

CONTACT PERSON: Christi, Senior Planner
(425) 921-5738 or christia@cityofmillcreek.com

This decision was made after review of a completed environmental checklist and other information on file, which is available on the City's website:

<https://www.cityofmillcreek.com/city-government/public-works-and-development-services/planning-and-development/current-land-use-projects/muttley-square-binding-site-plan>

Comments on this MDNS must be submitted to Christi Amrine by **5:00 p.m., March 6, 2019**.



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**CITY OF MILL CREEK
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
AND
NOTICE OF PROPERTY DEVELOPMENT IMPACT MITIGATION
FOR A BINDING SITE PLAN FOR MUTTLEY SQUARE
(CITY FILE PL2018-0013)**

The Binding Site Plan application proposes an indoor animal boarding facility comprised of six buildings on approximately 2.68 acres. The proposed development consists of five 768 square foot pet boarding houses and a 1,628 square foot main office along with parking, stormwater facilities, and landscaping with walking paths and a private dog park, see **Attachment 1 – Proposed Binding Site Plan** and **Attachment 2 – Project Narrative**. A Category III wetland is located in the center of the site and buffer averaging is proposed consistent with City Code (**Attachment 3 – Critical Areas Report**). Access to the site is proposed from SR 527 with a right-in and right-out only.

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

PROPERTY OWNER: MKJ Silver Lake, LLC
12505 NE 164th Street
Woodinville, WA 98072

PROPONENT: Capital Architects Group PC
2813 Rockefeller Ave.
Everett, Washington 98201

LOCATION: 13209 Bothell-Everett Highway, Mill Creek, Washington 98012
(See **Attachment 4 – Vicinity Map**)

TAX PARCEL: 28053100100400

**LEGAL
DESCRIPTION:** See **Attachment 5**

LEAD AGENCY: City of Mill Creek

CONTACT PERSON: Christi, Senior Planner
(425) 921-5738 or christia@cityofmillcreek.com

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 information on file with the City of Mill Creek. In most cases, the application of the City's land use regulations adequately mitigate the impacts of a proposed development. However, one element of the environment (Transportation) requires a case-by-case assessment of a development's impact and a determination of the appropriate mitigation to address the impact. Below is the mitigation measure being imposed to mitigate impacts on transportation, based on the City's assessment of the application materials.

TRANSPORTATION

Access

The Muttley Square project proposes access to the site from a new 26-foot wide right-in and right-out access drive from SR 527, which shall be coordinated with WSDOT. The access drive has been designed for queuing, increased truck maneuverability, emergency service vehicle access and site circulation. The City has reviewed the proposed access configuration for the proposed drive from the Bothell Everett Highway.

Traffic

City of Mill Creek: The applicant has submitted a Traffic Impact Analysis dated December 2018 prepared by Gibson Traffic Consultants, Inc. (**Attachment 6**). According to the Traffic Impact Analysis, it is anticipated that 46 total trip movements into and out of the site will occur on a daily basis, with 5.41 trip movements into and out of the site occurring during the PM weekday peak-hour.

Mitigation Measure:


Based on the proposal's generation of 5.41 new PM peak-hour trips, mitigation measures are required in the amount of \$3,900.00 per PM peak-hour trip generated. The proposed project will have a total traffic mitigation fee of \$21,099.00.

THRESHOLD DETERMINATION

The lead agency for this proposal has determined that the project, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030 (2) (C). This determination assumes compliance with state law, City ordinances related to general environmental protection, and the mitigation measures identified above. This decision was made after review of a completed environmental checklist (**Attachment 7 – SEPA Checklist**) and other information on file with the lead agency. This additional information is available on the City's website:

https://www.cityofmillcreek.com/city_government/public_works_and_development_services/planning_and_development/current_land_use_projects/muttley_square_binding_site_plan The Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation are specifically conditioned on compliance with the conditions set forth herein.

This Mitigated Determination of Non-Significance is issued under WAC 197-11-340(2); the threshold determination will be deemed final 14 days from issuance. Comments on this MDNS must be submitted by **5:00 p.m., March 6, 2019**.

Responsible Official: Gina Hortillosa, PE, PMP
Title: Director of Public Works and Development Services
Address: 15728 Main Street, Mill Creek, Washington 98012
Date: February 20, 2019
Signature: 

In accordance with the provisions of Mill Creek Municipal Code 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, Washington, 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 prior to 4:30 p.m., **March 6, 2019** by submitting a written statement to the City Clerk requesting an appeal, together with appropriate fees. The written statement shall meet the requirements set forth in MCMC Section 14.11.050.

NOTE: This MDNS may be withdrawn in the event of significant changes in the proposal, disclosure of new significant information, misrepresentation by the applicant, or failure to comply with the conditions upon which the Mitigated Determination of Non-Significance are predicated.

Attachment 1 – Proposed Binding Site Plan
Attachment 2 – Project Narrative
Attachment 3 – Critical Areas Report, dated November 2018
Attachment 4 – Vicinity Map
Attachment 5 – Legal Description
Attachment 6 – Traffic Impact Analysis, dated December 2018
Attachment 7 – SEPA Checklist

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Attachment 7

City of Mill Creek SEPA Issuance Copy

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Muttley Square
2. Name of applicant:
Julie Nealey
3. Address and phone number of applicant and contact person:
9402 224th St. Sw Edmonds, WA 98020

4. Date checklist prepared:

June 21, 2018; Revised on December 11, 2018

5. Agency requesting checklist:

City of Mill Creek

6. Proposed timing or schedule (including phasing, if applicable):

Site construction is proposed to begin as soon as all necessary permits have been obtained.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No expansion is planned.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Wetland Determination Report, Critical Area Study, Traffic Study, Mitigation Plan, Geotechnical Report, Tree Survey, Topographic Survey, Binding Site Plan, Drainage Report, Grading & Drainage Plan, Erosion Control Plan, Water & Sewer Plan, Site & Street Improvement Plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

- City of Mill Creek Development Application Approval
- SEPA determination
- City of Mill Creek Drainage Plan Approval
- Binding Site Plan
- Fire Department Approval
- City of Mill Creek Design Review Board Approval
- City of Mill Creek Clearing and Grading Permit
- City of Mill Creek Building Permit
- Utility permits and construction

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We propose to build 5 buildings to be used as a pet daycare/ indoor boarding facility (5,500 SF) with a parking lot and other miscellaneous site improvements.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

13209 Bothell-Everett Highway, Mill Creek, WA 98012. South side of Bothell-Everett Highway, west of the Bothell-Everett Highway and 132nd St. SE intersection. Section 31 Township 28 Range 05 Quarter NE.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____
Ground surface is generally level to gently sloping.

b. What is the steepest slope on the site (approximate percent slope)?

The site is relatively level (2% slope)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of percentage of slope agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site is mapped as glacial till. Till is generally described as a nonsorted mixture of mud, sand, pebbles, cobbles, and diamicton boulders. Encountered undocumented fill underlain by compact silty fine to medium sand with gravel consistent with native glacial till deposits at depth.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indication of unstable soils has been observed in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There will be minimal excavation as the project will be slab on grade; no fill will be required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion should not occur as a result of clearing as the site is relatively flat with gentle slopes.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 15% of the site will be covered with impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion and settlement will be controlled by implementing BMPs. Erosion control will be built to code as designed by the civil engineer consistent with City code and DOE regulations.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Diesel exhaust from heavy machinery being utilized during construction. Odors could be caused by roofing of homes or the paving of access and driveways. After construction, the principal source would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute emissions to the ambient air, although these are regulated by the Washington State Department of Licensing.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Does not apply.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Does not apply as construction will be planned for the wet season which will aid in controlling emissions and dust.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A category III wetlands area and associated buffer encompass the central, eastern, and southern portions of the site. The natural downstream flow discharge location from the site is to the south into an existing wetland. There is a detention pond that is used by Lowe's directly south of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, portions of the project will require work near the Category III Wetlands buffer located on site. Buffer averaging is proposed consistent with City Code, see Critical Area Report dated August 15, 2018 and revised report dated November 28, 2018.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There are no proposed surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the proposal is not within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project does not discharge waste materials to the surface waters. The only pollution generating surfaces on site are the parking lot, which will be routed to Stormfilter catch basins prior to being discharged to the detention pipe system. The stormfilters will treat to the Department of Ecology specified "water quality storm".

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water is proposed to be withdrawn and there is no anticipated water discharge to ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Proposed project will tie in to the local sanitary sewer system, therefore there will be no major sources of waste material which could be discharged into the ground. Animal waste will be disposed following Snohomish County Waste Disposal Protocol to prevent pollution from pet waste. Pet waste will be disposed with the trash, and waste receptacles will be provided throughout the site.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from the proposal would be generated by access, building roofs and driveways. Water from the access and driveway will be collected and directed to storm retention/detention pipes on site. The stormwater from the building roofs will be dispersed to the ground and it is anticipated that this runoff will not impact downstream drainage systems. See the attached drainage plans and report. Currently no water quality treatment or retention is provided on site. The proposal would provide for water quality treatment and retention, therefore improving water quality on-site and downstream.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Refer to surface water response (#6) and ground water response (#2).

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, drainage is not impacted.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

City approved temporary erosion control measures will be installed during construction. After construction, storm water runoff will be collected and directed to a retention/detention facility containing water quality features. See the attached conceptual storm drainage plans, drainage report and downstream analysis which is to be incorporated by reference into this SEPA checklist. The proposal will provide water quality treatment and maintain existing water patterns and discharge rates per the City's adopted 2012 DOE Manual. It is anticipated that the development of this site and the proposed water retention will improve water quality and levels downstream.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing vegetation will be removed as necessary for access, utility construction, and building sites.

c. List threatened, and endangered species known to be on or near the site.

None known or observed on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Existing significant trees will be preserved where feasible. Majority of the site will be preserved in its natural state. Cleared and graded areas would be vegetated with native species as practical and mitigated for as required by code. In addition, a 35 foot wide landscaped roadway buffer is required along the SR 527 frontage, subject to DRB review.

e. List all noxious weeds and invasive species known to be on or near the site.

None known or observed on site.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, **beaver**, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known or visually observed on site.

c. Is the site part of a migration route? If so, explain.

None known or visually observed on site.

d. Proposed measures to preserve or enhance wildlife, if any:

Retention of existing vegetation as is compatible with grading, utility and building construction will preserve wildlife habitat. The Category III wetland and buffer will be preserved on-site in a NGPA as required by City Code.

- e. List any invasive animal species known to be on or near the site.

None known or visually observed on site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No impact to any solar energy use on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

None at this time.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

None known to our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses.

Unknown

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Unknown

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

- 4) Describe special emergency services that might be required.

No special emergency services will be required by the proposed project beyond police and fire.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

To meet all fire and building code provisions for fire and life safety.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from traffic on surrounding roadways could have a minimal impact on the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise impact would be intermittent throughout construction but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

- 3) Proposed measures to reduce or control noise impacts, if any:

Use of proper construction equipment exhaust muffling devices and limitation of construction to normal waking hours would minimize construction related noise impacts. Standard soundproofing materials would be used in the construction of residences to reduce ambient noise levels in the completed homes. For high level soundproofing, sound isolation clips with drywall furring channels, and batt insulation in the wall cavities will be used to further reduce noise of barking.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property is an undeveloped site. A PUD power substation lies immediately northeast of the site. The adjacent properties to the east and west are commercial uses (Lowes & Les Schwab). North of the property is a traffic intersection. To the south is a detention pond for the Lowes development. The proposal will not affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?

None

- e. What is the current zoning classification of the site?

The current zoning classification of this site is CB, Community Business.

- f. What is the current comprehensive plan designation of the site?

Community Business

- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, portions of the site contain a Wetland designation. There is currently a Category III Wetland designation on the site.
- i. Approximately how many people would reside or work in the completed project?
Upon competition, approximately 10 people would work in the development.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This project will follow the provisions of the zoning code to ensure compliance and compatibility.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
This project will follow the provisions of the zoning code to ensure compliance and compatibility.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Traditional housing is not provided in this development.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None proposed

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of any structure would be per the building and zoning code. Exterior building materials are expected to be commercial grade manufactured siding and roofing. The maximum height limit in the CB zone is 40 feet. The five residential units will be a max. height of 25 feet and the office is proposed to be max. 19 feet tall.

- b. What views in the immediate vicinity would be altered or obstructed?

A privacy fence and sign indicating the location and access to the business will be placed along Bothell-Everett Highway as there is no direct access from this road.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

We do not anticipate any aesthetic impact to the adjacent environment beyond the observance of building setbacks and zoning code. The building elevations and materials, along with freestanding signs, and landscaping is subject to review by the City's Design Review Board after the public hearing.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal would produce light from automobile headlights and home lighting, primarily at night. Lights on site will be LED with reduced glare protection. Parking lot and accessible route will be lighted for safety and security.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not to our knowledge.

- c. What existing off-site sources of light or glare may affect your proposal?

Traffic and surrounding commercial business.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Privacy fence and the 35 foot wide roadway buffer along the SR 527 frontage of the site will reduce glare from vehicles.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The nearest City parks are Mc Collum Park approximately 1 mile to the west and Mill Creek Sports Park approximately .7 mile to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None provided

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Reviewed the data from the DAHP website on their available mapping system.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SR527 Bothell-Everett Highway abuts the north property line. There is no direct access from this road on to the property. Access to property is through the Les Schwab parking area through a road easement shown on the site plans.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is currently served by public transit. The nearest transit stop is a bus stop located approximately .2 miles to the northwest of the property along SR527 Bothell-Everett Highway.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking will be provided on site, creating 19 parking spaces. No parking will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or improvements will be needed with this proposal as the access to the site is through the existing Les Schwab parking lot. The applicant will be installing a new 26 foot wide driveway cut and sidewalk transition per WSDOT and City Standards.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposal would generate 46 new average daily trips with 5.41 new PM peak hour subject to impact fees. Please refer to the Traffic Impact Analysis for this project for additional information.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Payment of City of Mill Creek traffic mitigation fees per the 5.41 new PM peak-hour trips generated. Mitigation fees are calculated in the Traffic Impact Analysis at \$3,900 per PM peak-hour trip for a total of \$21,099.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal may place additional demands on public services such as fire protection, police protection, public transit and schools; but generally, these services are already in place to handle these increased demands.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Per City Codes, applicable impact mitigation fees will be paid for impacts, if any, to roads, and Fire District.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, **natural gas**, **water**, refuse service, telephone, **sanitary sewer**, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The utilities that will be distributed to the proposed project are:

Electricity – Snohomish County PUD

Water & Sewer – Silver Lake Water & Sewer District

Natural Gas – Puget Sound Energy

See site map for location of connections within the access corridors.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Sandra Higgins

Position and Agency/Organization President

Date Submitted: 8-27-18

Revision Date: 12-11-18