

**Exhibit 26**

Public Comments  
Received between  
October 19, 2018 and March 20, 2019

## Christi Amrine

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**From:** Tom Rogers  
**Sent:** Friday, February 15, 2019 12:16 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: The FARM project

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Wednesday, February 13, 2019 10:50 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** Fw: The FARM project

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**From:** Pam Pruitt  
**Sent:** Sunday, February 10, 2019 2:24 PM  
**To:** Bob Stowe  
**Subject:** Fw: The FARM project

Forwarded for the record

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**From:** [notification@cityofmillcreek.com](mailto:notification@cityofmillcreek.com) [[notification@cityofmillcreek.com](mailto:notification@cityofmillcreek.com)]  
**Sent:** Friday, October 19, 2018 2:30 PM  
**To:** Pam Pruitt  
**Subject:** The FARM project

Honorable Pam Pruitt;  
As a resident of Mill Creek I implore you to vote no on the projected " Farm " project  
now under review.  
Thank you,  
Dan Stearns  
3628 147th Pl SE  
Mill Creek, WA., 98012-4264  
Sent By: Dan Stearns  
Sent From: [danstearns@hotmail.com](mailto:danstearns@hotmail.com)

## Christi Amrine

---

**From:** Tom Rogers  
**Sent:** Friday, February 15, 2019 12:15 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: Feedback on The Farm proposal

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
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**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Wednesday, February 13, 2019 10:50 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** Fw: Feedback on The Farm proposal

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**From:** Pam Pruitt  
**Sent:** Sunday, February 10, 2019 2:23 PM  
**To:** Bob Stowe  
**Subject:** Fw: Feedback on The Farm proposal

Forwarded for the record

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**From:** [notification@cityofmillcreek.com](mailto:notification@cityofmillcreek.com) <[notification@cityofmillcreek.com](mailto:notification@cityofmillcreek.com)>  
**Sent:** Monday, October 22, 2018 2:12:07 PM  
**To:** Pam Pruitt  
**Subject:** Feedback on The Farm proposal

Mayor Pruitt, I just read about a proposal that would add more apartments to the city at the East Gateway Urban Village. I do not support additional apartment development in our city. I'm concerned about congestion which it is already high and impact of higher property taxes, which are already too high. Thank you

Peter Gustafson  
The Parks  
Sent By: Peter Gustafson  
Sent From: [Peter@gustafson-nw.com](mailto:Peter@gustafson-nw.com)

## Christi Amrine

---

**From:** Tom Rogers  
**Sent:** Friday, February 15, 2019 12:15 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: The Farm Project

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Wednesday, February 13, 2019 10:51 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** Fw: The Farm Project

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**From:** Pam Pruitt  
**Sent:** Sunday, February 10, 2019 2:22 PM  
**To:** Bob Stowe  
**Subject:** Fw: The Farm Project

Forwarded for the record.

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**From:** [websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com) <[websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com)>  
**Sent:** Friday, January 18, 2019 4:41:11 PM  
**To:** Pam Pruitt  
**Subject:** The Farm Project

Ms. Pruitt,  
After trying to gain information concerning the " Farm Project " what I have gleaned so far has prompted me to request you vote NO on approving project as is. The term " workforce housing " clearly is an attempt to change the term " low income housing ". What this also means is our surrounding neighborhoods get to deal with a rise in higher crime rates. This will decrease our home values not to mention the strife that goes with it. The increase in police, fire and other resources the city cannot afford. Thank you,  
Dan Stearns

Sent By: Dan Stearns

Sent From: [danstearns@hotmail.com](mailto:danstearns@hotmail.com)

## Christi Amrine

---

**From:** Tom Rogers  
**Sent:** Friday, February 15, 2019 12:15 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: The Farm

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

---

**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Wednesday, February 13, 2019 10:51 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** Fw: The Farm

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**From:** Pam Pruitt  
**Sent:** Sunday, February 10, 2019 2:21 PM  
**To:** Bob Stowe  
**Subject:** Fw: The Farm

## Forwarded for the record.

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**From:** Jen Ski <[jennskii@hotmail.com](mailto:jennskii@hotmail.com)>  
**Sent:** Saturday, January 19, 2019 8:08:44 PM  
**To:** Pam Pruitt  
**Subject:** FW: The Farm

Mayor Pruitt,

We had contact over the wetlands a few years ago and you graciously responded to my email. You reminded me that you ran for office on protecting the parks and wetlands in Mill Creek, and that you take the environment seriously. I am emailing you now because I believe you carefully and thoughtfully vote in line with the interests of community of Mill Creek. You know that the citizens of this great city do not want more apartments. They have told you and you have expressed as much in chambers. This is a bedroom community and a place where people want to raise their families. We want a safe environment for our children, send our children to schools that are not over crowded, get to them in a reasonable time if they need us, and most importantly know they are safe when they play outside their homes. You have the power to provide all these things and voting against The Farm project will ensure that the families

who chose to live here will take pride in their community and make it the best it can be. The Farm project does not give back to our community in any positive way. I implore you to please vote down this apartment complex. Don't give into the thinking of "if not this, than what?" There are so many other options that would benefit Mill Creek. Vote NO on The Farm project. Thank you for your time.

Jennifer Pawlowski  
4125 138<sup>th</sup> St SE  
Mill Creek, WA

Sent from Mail for Windows 10

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**From:** Jen Ski <jennskli@hotmail.com>  
**Sent:** Saturday, January 19, 2019 6:55:59 PM  
**To:** [bholtzclaw@cityofmillcreek.com](mailto:bholtzclaw@cityofmillcreek.com); [jsteckler@cityofmillcreek.com](mailto:jsteckler@cityofmillcreek.com); [mbond@cityofmillcreek.com](mailto:mbond@cityofmillcreek.com); [mtodd@cityofmillcreek.com](mailto:mtodd@cityofmillcreek.com); [ppruitt@cityofmillcreek.com](mailto:ppruitt@cityofmillcreek.com); Vince Cavelari  
**Cc:** Jen Ski  
**Subject:** The Farm

I am not surprised that we are here again, but I am disheartened that those we elect continue to make decisions to benefit themselves or their interests and not the people who elect them into their position on the council. I have emailed you my thoughts about The Farm before, as well as spoken to you personally in chambers about the numerous negative impacts on the Mill Creek Community if this project goes forward. Others in the community have expressed their "no support" for this project to you as well. As its apparent a reminder is needed, I have listed what you must take into consideration while making a decision regarding The Farm project:

- Increase in traffic on community roads. This large apartment complex will increase traffic in Mill Creek. Traffic is at an all time high and finding shortcuts through your neighborhoods in order to get around the city puts innocent children at risk.
- Increase in crime. Mill Creek has more crime than some of our larger neighboring cities, such as Bothell and Mountlake Terrance. The Mill Creek Police Department has in the recent past struggled with overtime expenditures, which will only increase as the large influx of people move into the proposed apartment complex at The Farm. The police department already has a high volume of response calls from the Heatherwood apartments.
- To increase efficiencies, Fire District 7 has to contract with more cities. If the proposed Farm apartments are built, fire services will be stretched. Fire District 7 has already in the recent past threatened to end its contract with the City of Mill Creek, imagine the impact this apartment complex will have on first responders, as well as the costs associated with increased services.
- The Farm will not bring revenue to Mill Creek. I don't know how some council members can argue fiscally that this is the best project for the City of Mill Creek. The city will generate initial upfront fees, but there are no long term tax benefits once the apartments are built.
- Environmental impact on the wetlands. The category III wetlands are home to wildlife and salmon that use the wetlands for migration to the Puget Sound. This wetland is unique to Mill Creek and should be protected. Governor Jay Inslee is thrusting the State of Washington on the national map as a leader in environmental protection.

These are real issues that will impact the city and the citizens that you have duly sworn to represent. You do not represent the builders of The Farm project. Is there a conflict of interest and if so, you must recuse yourself from voting for this project. Most of the above will affect the City of Mill Creek's budget. You know this project will not generate any long term and sustaining tax revenue for Mill Creek, but it will drain our budget and we will be left holding the bag, as the builders walk away with their pockets lined. The builders have no vested interest in our community, but you do. This project should be a "no starter", not only for all the reasons I have mentioned above, but because

your constituents have told you over and over again that we do not want any more apartments in Mill Creek. I urge you to vote against The Farm project. Just because there is a lack of vision, doesn't mean you just make a bad deal. Why do you think they have hung around for so long. The builders have been incrementally chipping away at common sense so you will just give in. Fight for the citizens of Mill Creek and protect our community. That is what is expected of you, as we elected you to represent us and to do the right thing. Doing the right thing seems to be a luxury now a days; when it should be automatic. Vote NO on The Farm project.

Jennifer Pawlowski  
4125 138<sup>th</sup> St SE  
Mill Creek, WA 98012

Sent from Mail for Windows 10



## Christi Amrine

---

**From:** Tom Rogers  
**Sent:** Friday, February 15, 2019 12:14 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: The Farm

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Wednesday, February 13, 2019 10:51 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** Fw: The Farm

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**From:** Pam Pruitt  
**Sent:** Sunday, February 10, 2019 2:20 PM  
**To:** Bob Stowe  
**Subject:** Fw: The Farm

Just forwarding these emails to you for the record.

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**From:** [websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com) <[websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com)>  
**Sent:** Tuesday, January 22, 2019 12:34:26 PM  
**To:** Pam Pruitt  
**Subject:** The Farm

Hello Mayor Pruitt,

I am very concerned about another apartment complex being built in Mill Creek. We already have overcrowded schools and roadways. As a resident of Mill Creek with children in school this is very concerning to me. It is very concerning that projects like The Farm continue to be approved and yet on each ballot we are expected to pay more in taxes for schools, police, fire, etc. to keep up with this increased population growth. I see no benefit to this proposal other than money in the city councils coffers that never makes it back to the residents. I will be voting accordingly at the next elections. This needs to stop until roadways and schools can handle the increased population. Do the right thing here.

Trevor Dundon  
Sent By: Trevor A Dundon  
Sent From: [trevor@northshorecf.com](mailto:trevor@northshorecf.com)

## Christi Amrine

---

**From:** Tom Rogers  
**Sent:** Friday, February 15, 2019 12:14 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: NO to The Farm Apartments

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
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**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Wednesday, February 13, 2019 10:52 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** Fw: NO to The Farm Apartments

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**From:** Pam Pruitt  
**Sent:** Sunday, February 10, 2019 2:17 PM  
**To:** Bob Stowe  
**Subject:** Fw: NO to The Farm Apartments

Forwarding this to you for the record.

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**From:** [websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com) <[websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com)>  
**Sent:** Tuesday, January 22, 2019 8:25:33 PM  
**To:** Pam Pruitt  
**Subject:** NO to The Farm Apartments

I urge you not to approve development of The Farm apartment complex. Mill Creek is already overrun with housing at the expense of the environment and the quality of life of current residents. Traffic is out of control and Jackson High School can not handle higher capacity and both of these will get worse with the addition of a large apartment complex. Please think about what is best for your town and its residents. Say no.

Thank you,  
Leslie Bernhardt  
Sent By: Leslie Bernhardt  
Sent From: [Leslie.bernhardt1@gmail.com](mailto:Leslie.bernhardt1@gmail.com)

## Christi Amrine

---

**From:** Bob Cooke <ecars33@gmail.com>  
**Sent:** Sunday, February 24, 2019 9:03 PM  
**To:** Christi Amrine  
**Subject:** The Farm

Hello Christi,

As a teacher at Heatherwood Middle School for 24 years, I have witnessed an incredible change in our population of students. As more apartments and condos are built, our students become more transient. It used to be that having a child move in or out of my class during the school year was rare; now it is commonplace. We are also bursting at the seams with no solution to this overcrowding. By choosing to add more high-density housing, the city is choosing to make our schools worse and decrease the desirability of living in Mill Creek.

Yes, developers pay a small fee to help with traffic and schools, but if I recall correctly, the amount doesn't even pay to have a portable classroom installed (let alone the cost of the portable itself).

I understand the city's need to generate income, and I'm not against development, but I'm imploring the city to allow only development that adds to the quality of life that Mill Creek residents and shoppers desire and expect. Please think carefully about how the development of The Farm will impact Mill Creek decades into the future.

Thank you for your good work; I appreciate the difficult decisions you must make.

Bob Cooke

## Christi Amrine

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**From:** Christi Amrine  
**Sent:** Monday, February 25, 2019 2:45 PM  
**To:** 'khurram S Khan'  
**Subject:** RE: The Farm development in MC  
**Attachments:** City Council Packet 2-19-19.pdf

Good afternoon,  
The packet of information that was prepared for tomorrow's meeting has a response to this in Attachment.5. In addition, please see the City's adopted Capital Facilities Plan and TIP online at:

[https://www.cityofmillcreek.com/city\\_government/public\\_works\\_and\\_development\\_services](https://www.cityofmillcreek.com/city_government/public_works_and_development_services)

Have a good evening~



**Christi Amrine, AICP**  
Senior Planner  
City of Mill Creek  
[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)  
P: 425-921-5738  
[Facebook](#) | [Twitter](#) | [Instagram](#)

---

**From:** khurram S Khan <[khurramsarwar99@yahoo.com](mailto:khurramsarwar99@yahoo.com)>  
**Sent:** Monday, February 25, 2019 11:38 AM  
**To:** Christi Amrine <[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)>  
**Subject:** Re: The Farm development in MC

I will appreciate if you can reply to my email below and please share the City's Capital Facility Plan for roadway improvements with me. Thanks

Best Regards,  
Khurram

On Monday, February 25, 2019, 9:32:18 AM PST, khurram S Khan <[khurramsarwar99@yahoo.com](mailto:khurramsarwar99@yahoo.com)> wrote:

Thanks for a prompt response, appreciate it.

You mentioned, "pay impact fees to the City to build roadway improvements identified in the City's Capital Facility Plan in the area of the project".

Since last 7 years, I have seen a number of new developments on 35th Ave SE, Sunset, and on 132nd and assuming all those developers also paid impact fees to the City of Mill Creek however we have not seen any road projects to improve the traffic conditions and it's getting worse and worse. Sunset and 35th are single lane roads and there is nothing you can do about it, right? Seattle Hill up to 164th Lynnwood and 128th/ 132nd/ 134th is super crowded as well, is there any way you folks can add a lane or increase traffic capacity on 35th, 132nd, and Settle hill/164th?

Best Regards,  
Khurram

On Monday, February 25, 2019, 9:13:23 AM PST, Christi Amrine <[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)> wrote:

Hi Khurram,

Thank you for your comments. You are correct. In brief, the plans in place require the developer to build their frontage improvements and right-of-way on their property and then pay impact fees to the City to build roadway improvements identified in the City's Capital Facility Plan in the area of the project. As for the Everett School District the developer is required to pay an impact fee to the District directly. The developer is complying with the codes and requirements in place.

Best regards,



Christi Amrine, AICP

Senior Planner

City of Mill Creek

[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)

P: 425-921-5738

[Facebook](#) | [Twitter](#) | [Instagram](#)

---

**From:** khurram S Khan <[khurramsarwar99@yahoo.com](mailto:khurramsarwar99@yahoo.com)>  
**Sent:** Sunday, February 24, 2019 6:53 PM  
**To:** Christi Amrine <[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)>  
**Subject:** The Farm development in MC

Hello Christi,

Almost entire Mill Creek community is against this new development which will create a traffic nightmare and problems in schools. Money offered from the developer will not gonna solve these issues and we are very concern about both traffic and school problems due to more people in the community. Please listen to our genuine concern and do not approve the development without having a solid plan for traffic and schools improvement.

Best Regards,

Khurram

## Christi Amrine

---

**From:** Christi Amrine  
**Sent:** Monday, February 25, 2019 3:24 PM  
**To:** Diana Pavsek  
**Cc:** \*ICE HUBBY\* John Pavsek  
**Subject:** RE: The Farm

Hi Diana,

Thank you for forwarding me the article and your comments will be forwarded to the school district and included in the binding site plan file/record and forwarded to the hearing examiner once a hearing date is set.

The Council meeting tomorrow is related to the Development Agreement, which addresses items outside of the code typically. If you have related DA item for the Council, please send an email to [Ginap@cityofmillcreek.com](mailto:Ginap@cityofmillcreek.com).

Best regards,



**Christi Amrine, AICP**  
Senior Planner  
City of Mill Creek  
[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)  
P: 425-921-5738  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Diana Pavsek <[dianapavsek@hotmail.com](mailto:dianapavsek@hotmail.com)>  
**Sent:** Monday, February 25, 2019 10:46 AM  
**To:** Christi Amrine <[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)>  
**Cc:** \*ICE HUBBY\* John Pavsek <[john.g.pavsek@boeing.com](mailto:john.g.pavsek@boeing.com)>  
**Subject:** The Farm

PLEASE consider already overcrowded schools in your decision!

Diana Pavsek  
Webster's Pond



# More apartments scheduled for Mill Cr

by Fred Fillbrook

The last remaining large parcel of developable land known as "The Farm" may bring hundreds more apartments to Mill Creek.

## Affordable housing discussion

The developer is considering two affordable housing options. The city has been informed of these two to date:

1. Workforce housing targeting 100% of the units at 60% of the average median income.

2. Workforce housing targeting 20% of the units at 60% of the average median income.

In 2015-2016, several council members were concerned about more apartments coming to Mill Creek. The council placed a temporary moratorium on the development of more apartments on the site. The moratorium expired March 31, 2016.

Former Mill Creek councilwoman Donna Michelson, Fairway, said that

multi-family should be eliminated from the EGU. "I'm not in favor of adding any more multifamily in that area."

"I don't want multi-family. I don't want apartments. I want lower density," said councilman Mark Bond, Highland Trails. He also told the council that multi-family housing required more city services such as police and fire protection.

Mayor pro tem Brian Holtzclaw, Brighton and councilman Mike Todd, Spring Tree, led the charge for additional multi-family housing.

"I know we have a lot of constituents who hate multi-family," Holtzclaw said. "My personal opinion is I think that is a little bit of an irrational reaction."

"As long as we get our ground floor commercial, whatever happens above is extra value to the property owners who have been paying taxes and have a right to get a reasonable return out of their investment. I'm not opposed

to residential over commercial if a developer thinks they can make money and a landlord thinks they can make money and they think it's going to rent, more power to them," said Mike Todd in 2016. "It's not up to us to decide what the market will take."

At the same meeting, councilman Vincent Cavaleri, Webster's Pond, repeatedly asked for examples where mixed use was working in our city.

Mayor Pam Pruitt, Cottonwood, held out for no more multi-family housing. She said her primary concern was the long term financial health of the city and that meant as much sales tax revenue as possible. She told the council that mixed use will give the city a fraction of the revenue a retail business would create.

Former councilman Sean Kelly, (a Heatherstone resident at that time), said that he did not want more apartments, but had no problem with four stories of multi-family over a first floor of commercial businesses.

John Steckle pointed in February voiced an opinion for multi-family.

Stephanie A. latest council interview process, multi-family here.

The council on February 19 version of the plan was scheduled for on February 20 to the desire to ward, there was for interested re meeting.

The council a proposed development February 26. A ward without a agreement. The negotiated by the

A public hearing before the agreement has been set for.

## Christi Amrine

---

**From:** Chrissie M <homeschooledhousewife@gmail.com>  
**Sent:** Monday, February 25, 2019 7:15 PM  
**To:** Christi Amrine  
**Subject:** Re: The farm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

So basically, your response is "not our problem" in regards to overcrowded schools.

And what about traffic? Let me guess- not your problem?

I really think you & the rest of this council need to be a part of the social media discussions regarding this. You are all so out of touch with what the residents actually want or don't want or this city.

Sent from my iPhone

> On Feb 25, 2019, at 3:47 PM, Christi Amrine <christia@cityofmillcreek.com> wrote:

>

> Hi Christine,

>

> The City does not collect the school impact fee. The Everett School District has their own Capital Facility Plan and they collect the impact fee directly from the Developer. The City just ensures that the developer enters into a Developer Agreement with the District as part of the binding site plan application.

>

> I hope this information helps.

>

>

> Christi Amrine, AICP

> Senior Planner

> City of Mill Creek

> christia@cityofmillcreek.com

> P: 425-921-5738

> Facebook | Twitter | Instagram

>

>

>

> -----Original Message-----

> From: Chrissie M <homeschooledhousewife@gmail.com>

> Sent: Monday, February 25, 2019 1:01 PM

> To: Christi Amrine <christia@cityofmillcreek.com>

> Subject: The farm

>

> My name is Christine Mead & I'm sending this email to inform you & the city that I'm against the proposal for The Farm project off 132nd.

>

> I am unable to attend the meeting.

>

> The last thing the residents of Mill Creek want is another multi structure building. We don't need more retail space- we need to improve the retail space we've already got! For the love, how many dentists & orthodontists & specialists do we need in this area?!?

>

> This will make traffic worse.

>

> This will cause over crowding in our already crowded schools.

>

> This will overburden wetland areas.

>

> Not too mention it's straight up ugly.

>

> This topic has been circulating for months now on Facebook & not one single resident has been in favor of it. And while I realize you don't record Facebook responses as "real feedback" at some point you need to start listening to the community. We are saying NO.

>

> With re-election coming up soon, it would be a smart move to think about what THE RESIDENTS are saying. The residents who can & will vote you out for not listening.

>

> Just no.

>

> Christine Mead

>

> Sent from my iPhone

## Christi Amrine

---

**From:** Christi Amrine  
**Sent:** Friday, March 1, 2019 5:00 PM  
**To:** 'David Dickman'  
**Subject:** RE: Proposed land use plan for The Farm

Good evening David,

Thank you for your comments and email. The City has prepared a Frequently Asked Questions that will answer many of your questions at:

<https://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=12760145>

In addition, your comments will be put in the project file and forwarded to the developer and the hearing examiner.

Best regards,



**Christi Amrine, AICP**  
Senior Planner  
City of Mill Creek  
[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)  
P: 425-921-5738  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** David Dickman <dedickman@msn.com>  
**Sent:** Wednesday, February 27, 2019 11:01 AM  
**To:** Christi Amrine <christia@cityofmillcreek.com>  
**Subject:** Proposed land use plan for The Farm

Ms. Amrine:

I am a resident of Mill Creek and a lifelong resident of the Pacific Northwest, and I wanted to comment on the proposed plan for the area known as The Farm. Having reviewed the plan, I am writing to urge the city to REJECT its development.

Like many residents of this area, I have watched with astonishment the growth and development that has taken place in the last 10 years. Multiple family dwellings, or zero plot line townhomes swelling our city to the point of bursting for virtually ALL of our infrastructure.

Schools, roads, and emergency services are all stretched beyond their usefulness, all because of such developments. All of this with little or no attention to the natural environment that first drew me to this area.

Having walked through this plot of land, I can see many uses for it much more impactful to our population than housing. What an opportunity for the development of natural spaces so that our children can experience the true beauty of the Northwest. I can envision so many alternatives. We could develop part of it into parkland with play fields, picnic areas for children and families, an off leash dog park, farmers markets during the summer, and holiday markets in the winter. It could become a true space where we could teach children about what nature has to offer, even perhaps with walking trails for all citizens, not limited to the select few who live in that development, with clear markings and signs explaining what is being experienced.

I URGE THE COUNSEL TO REJECT this project. We simply do not need more people, housing and pressure on all of our resources.

Thank you for your interest,

David Dickman  
2531 136th St. S.E.  
Mill Creek  
(253) 508-0108

## Christi Amrine

---

**From:** Christi Amrine  
**Sent:** Friday, March 1, 2019 4:58 PM  
**To:** 'maureen beegle'  
**Subject:** RE: The Farm Concerns

Hi Maureen,

Thank you for your comments and email. The City has prepared a Frequently Asked Questions that will answer many of your questions at:

<https://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=12760145>

In addition, your comments will be put in the project file and forwarded to the hearing examiner.

Best regards,



**Christi Amrine, AICP**  
Senior Planner  
City of Mill Creek  
[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)  
P: 425-921-5738  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** maureen beegle <marbee\_a@yahoo.com>  
**Sent:** Wednesday, February 27, 2019 6:56 PM  
**To:** Christi Amrine <christia@cityofmillcreek.com>  
**Subject:** The Farm Concerns

Hello,

I am writing to voice concerns our community (Silver Firs a master plan community) has regarding the Farm.

When plans for The Farm were introduced we were explained the project would resemble Mill Creek Town Center. We were recently informed the Farm would consist of high density apartments and less space for small shops, businesses or restaurants. In addition the landscaping and decorative architecture were eliminated.

The Farm was initially appealing when explained it would be similar to Mill Creek Town Center. Which is a balance of condos, homes, apartments, local businesses and restaurants. Projects similar to Town Center enhance, support and build strong communities. We are concerned the area is becoming over run with apartments. Which will impact the quality of schools, housing values and traffic.

The only ones who gain with apartments are investors. We would prefer any multifamily housing be condos because homeowners are invested in the community. On the other hand, apartment dwellers don't really have any skin in the game and able to move with no financial risks.

We have seen an increase in apartments in the last 2 years, approximately 5 new high density complexes on and near 132nd. With the additional of these apartment complexes we have experience an overcrowding in schools, and traffic congestion.

We love living in the Mill Creek area, and would like to ensure we keep the surrounding area appealing to residents and support our community. We ask Mill Creek to model its growth to mimic other successful communities like Bothell and Woodinville.

The current increase in apartments will ensure Mill Creek resembles less successful areas such as; Casino Rd. and Highway 99.

I would be happy to express these concerns in person, if provided an opportunity to do so,

Thank you,

Maureen Beegle  
[marbee\\_a@yahoo.com](mailto:marbee_a@yahoo.com)  
13811 54th Ave SE  
Everett, WA 98208

## Christi Amrine

---

**From:** Christi Amrine  
**Sent:** Friday, March 1, 2019 4:59 PM  
**To:** 'Carol Bettis'  
**Subject:** RE: The Farm apartments

Hi Carol,

Thank you for your comments and email. The City has prepared a Frequently Asked Questions that will answer many of your questions at:

<https://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=12760145>

In addition, your comments will be put in the project file and forwarded to the hearing examiner.

Best regards,

Christi Amrine, AICP  
Senior Planner  
City of Mill Creek  
[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)  
P: 425-921-5738  
Facebook | Twitter | Instagram

-----Original Message-----

**From:** Carol Bettis <[carol.bettis@icloud.com](mailto:carol.bettis@icloud.com)>  
**Sent:** Wednesday, February 27, 2019 2:52 PM  
**To:** Christi Amrine <[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)>  
**Subject:** The Farm apartments

Christie,  
I'm am writing this to express my personal opposition to the development called The Farm. I'm extremely concerned that this development will adversely affect the schools in the Mill Creek area. These schools are already overcrowded and I have no confidence the mitigation fees paid to the Everett School District will in anyway impact the overcrowding.

My second concern is the effect that this development will have on traffic on both 132nd Street and 35th. Both are already extremely congested. The current work on 35th is doing nothing to expand capacity. 132nd/128th is a traffic jam from 3pm until 8pm each weeknight. Weekend are becoming a nightmare too!

And finally if this project is low income housing, I believe the estimate of money the city will receive from property taxes are greatly overstated.

This is not good for Mill Creek!

Sincerely,



Carol J Bettis  
Property owner  
13933 25th Ave  
Mill Creek, Wa 98013  
425-337-9398

Sent from my iPhone

## Christi Amrine

---

**From:** Christi Amrine  
**Sent:** Friday, March 1, 2019 4:58 PM  
**To:** 'Aaron Hansen'  
**Subject:** RE: "The Farm"

Hi Aaron,

Thank you for your comments and email. The City has prepared a Frequently Asked Questions that will answer many of your questions at:

<https://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=12760145>

In addition, your comments will be put in the project file and forwarded to the hearing examiner.

Best regards,

Christi Amrine, AICP  
Senior Planner  
City of Mill Creek  
[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)  
P: 425-921-5738  
Facebook | Twitter | Instagram

-----Original Message-----

From: Aaron Hansen <aahansen78@hotmail.com>  
Sent: Wednesday, February 27, 2019 7:30 PM  
To: Christi Amrine <[christia@cityofmillcreek.com](mailto:christia@cityofmillcreek.com)>  
Subject: "The Farm"

Dear Ms. Amrine,

I am writing you as a concerned citizen of Mill Creek. I am very concerned about the development project called The Farm. I have lived in the area for 6+ years with my wife and two small children. This area, like most of western Washington has seen tremendous growth. My kids are packed into their classes with the fear of it only getting worse. Our streets are crowded with terrible traffic. By approving this project, you are only adding to the problem. More people, with no more resources. I am sure money has a large impact here, but this isn't the answer. I would rather see a retail store there such as Target, etc. Are there going to be more schools built, wider roads, more police and fire resources? We have already lost friends who have decided to move away, and we have considered the same. Please realize that your decision to approve this project will only exacerbate the problems we are facing.

Aaron Hanse

Sent from my iPhone

## Christi Amrine

---

**From:** Sherrie Ringstad  
**Sent:** Monday, March 11, 2019 2:33 PM  
**To:** Christi Amrine; Gina Hortillosa  
**Subject:** FW: Citizen comment

Hi Mike,

Following is the data regarding new construction since 2005:

Subdivision	Year Approved	#ofLots	Type
Cedar Vista	2017	3	SFD
Dorsey SP	2017	3	SFD
Woodland Trails	2016	28	SFD
Crest View Village	2016	25	SFD
McDowell SP	2015	4	SFD
Polygon Townhomes	2013	122	SFD
The Ridge at Mill Creek	2013	16	SFD
Apple Tree at Thomas Lake	2013	21	SFD
Creekside Place	2013	25	SFD
Apple Tree West SP	2010	3	SFD
Sudel SP	2009	5	SFD
Westling SP	2008	5	SFD
Estates at Thomas Lake	2007	21	SFD
Montage at Mill Creek	2007	10	SFD
Sunrise Court	2007	12	SFD
Paschke SP	2007	2	SFD
North Pointe	2006	225	SFD
Magnolia Falls	2005	9	SFD
<b>Total</b>		<b>539</b>	
Vintage at Mill Creek	2018	216	MF
Polygon Apartments	2013	180	MF
Reserve III Apartments	2012	95	MF
<b>Total</b>		<b>491</b>	

If there is anything else you need, please don't hesitate to call.  
Sherrie



**Sherrie Ringstad**  
Associate Planner  
City of Mill Creek  
[sherrier@cityofmillcreek.com](mailto:sherrier@cityofmillcreek.com)  
P: 425-921-5717  
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
Sent: Monday, March 11, 2019 1:31 PM  
To: Sherrie Ringstad <[sherrier@cityofmillcreek.com](mailto:sherrier@cityofmillcreek.com)>  
Subject: FW: Citizen comment

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Mike Todd <[MTodd@cityofmillcreek.com](mailto:MTodd@cityofmillcreek.com)>  
Sent: Saturday, March 9, 2019 8:50 AM  
To: Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
Cc: Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
Subject: Citizen comment

Tom:

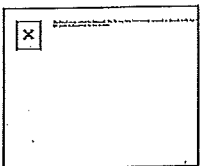
A citizen comment came in w.r.t. the upcoming public hearing on the Farm. In it, the author says

"I am a single family home owner in Mill Creek, and have been so for over 12 years. Over this time I have seen one after another of new multi-family developments sprout up, and this has been a growing concern of mine. The infrastructure to support the population 12 years ago was insufficient, and has gotten grossly worse. Vehicle traffic alone has become horrendous. And what about the adequacy of the police and fire departments?? Schools are way over crowded. This is just the tip of the iceberg in terms of the population of Mill Creek outgrowing the infrastructure and public support services."

My memory is not all that good, but I think the only MF we have had in the last twelve years is Polygon in EGUV and Reserve 3. There has been other MF in the county that they may be seeing and attribute to Mill Creek (people don't really know our city boundaries all that well), but my memory doesn't match his statement. Don't spend a lot of time but can you refresh me (us?) on how much MF versus SF (including townhomes like were added in Northpointe) we have added since 2005?

Mostly just curious, but if his comments get legs, I'd like to be appropriate informed if someone asks me directly. Thanks.

Mike



**Mike Todd**  
Councilmember  
City of Mill Creek  
[mtodd@cityofmillcreek.com](mailto:mtodd@cityofmillcreek.com)  
P: 425-308-2669 | F: 425-745-9650

## Christi Amrine

---

**From:** Bob Stowe  
**Sent:** Monday, March 11, 2019 1:01 PM  
**To:** Christi Amrine; Tom Rogers; Gina Hortillosa  
**Subject:** Fwd: The Farm project

**Bob Stowe**  
**Interim City Manager**  
**City of Mill Creek**  
[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)  
P: 425-921-5724 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

Sent from my iPhone.

Begin forwarded message:

**From:** Pam Pruitt <[ppruitt@cityofmillcreek.com](mailto:ppruitt@cityofmillcreek.com)>  
**Date:** March 11, 2019 at 12:59:27 PM PDT  
**To:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Subject:** Fwd: The Farm project

FYI

Sent from my iPad

Begin forwarded message:

**From:** <[websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com)>  
**Date:** March 11, 2019 at 12:07:08 PM PDT  
**To:** <[ppruitt@cityofmillcreek.com](mailto:ppruitt@cityofmillcreek.com)>  
**Subject:** The Farm project  
**Reply-To:** <[kandsmom4@gmail.com](mailto:kandsmom4@gmail.com)>

I am strongly against the Farm project. Every morning I sit at that signal in grid locked traffic as it is now. It is very irresponsible to add hundreds more cars and people with out adding the infrastructure needed to support the increase. We need more fire and police protection as it is now. We need more schools. We need to add more car lanes instead of spending millions on adding bike lanes like was done to Seattle Hill Road. ( what a waste!) I write this in the hope that you will stop and realize there is too much traffic in this area now, but sadly I don't think anything we say matters. It's money over people and the environment as is obvious all over both our community and society.

Sent By: Jean Roso

Sent From: [kandsmom4@gmail.com](mailto:kandsmom4@gmail.com)

## Christi Amrine

---

**From:** Tom Rogers  
**Sent:** Friday, March 15, 2019 3:03 PM  
**To:** Christi Amrine  
**Subject:** FW: The Farm

FYI



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)  
P: 425-921-5721 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Sent:** Friday, March 15, 2019 7:25 AM  
**To:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Subject:** FW: The Farm



**Bob Stowe**  
Interim City Manager  
City of Mill Creek  
[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)  
P: 425-921-5724 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Pam Pruitt <[ppruitt@cityofmillcreek.com](mailto:ppruitt@cityofmillcreek.com)>  
**Sent:** Thursday, March 14, 2019 7:10 PM  
**To:** Bob Stowe <[bobs@cityofmillcreek.com](mailto:bobs@cityofmillcreek.com)>  
**Subject:** Fw: The Farm

FYI - for the record

---

**From:** [websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com) <[websitecontact@cityofmillcreek.com](mailto:websitecontact@cityofmillcreek.com)>  
**Sent:** Thursday, March 14, 2019 2:21 PM  
**To:** Pam Pruitt  
**Subject:** The Farm

I see that you and the council have now approved The Farm. Curious if you EVER decline a project? Seems like if you can get a little revenue or in this case some free municipal space you go for it regardless of the impact to our schools, roads, and police. More apartments with low income housing is the last thing we need. Look at how crowded our schools are and how bad traffic already is. This

council is very short sided. I look forward to the next election where hopefully changes to the council will be made.

Sent By: Trevor Dundon

Sent From: [trevor@northshorecf.com](mailto:trevor@northshorecf.com)



## Christi Amrine

---

**From:** City Clerk  
**Sent:** Wednesday, March 20, 2019 8:47 AM  
**To:** Christi Amrine  
**Subject:** PUBLIC COMMENT 3 of 3



**Gina Pfister**  
City Clerk  
City of Mill Creek  
[glnap@cityofmillcreek.com](mailto:glnap@cityofmillcreek.com)  
P: 425-921-5725 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Nika O. <[nrq10@hotmail.com](mailto:nrq10@hotmail.com)>  
**Sent:** Tuesday, March 19, 2019 10:12 PM  
**To:** City Clerk <[cityclerk@cityofmillcreek.com](mailto:cityclerk@cityofmillcreek.com)>  
**Subject:** The Farm

Good evening,

I am writing today to voice my concern regarding the traffic and school impact of the Farm. Your study shows little use of 39th as a north/south crossing for 132nd and I believe that my complex would have increased traffic on a road that is heavily populated with kids, students from Arch Bishop Murphy (who already use it as a short cut).

Also, school boundaries have just been redone and adding more people to the area, will hurt our local schools (no matter how much money they "give" to the district, it will not help build a new school). The retail part may add more tax revenue to the area but the money the builder will pay will not offset traffic, school burdens and overall area appeal, traffic is already horrendous.

Thank you

## Christi Amrine

---

**From:** City Clerk  
**Sent:** Wednesday, March 20, 2019 8:47 AM  
**To:** Christi Amrine  
**Subject:** PUBLIC COMMENT 2 of 3

Gina Pfister  
City Clerk  
City of Mill Creek  
ginap@cityofmillcreek.com  
P: 425-921-5725 | F: 425-745-9650  
Facebook | Twitter | Instagram

-----Original Message-----

From: Mary Kudo <mekudo@comcast.net>  
Sent: Monday, March 18, 2019 8:04 AM  
To: City Clerk <cityclerk@cityofmillcreek.com>  
Subject: The Farm hearing

Question

There will be children and dogs living in the development.

What provisions are being made for playground and a dog area.

Crossing the busy parking lot is not an acceptable option.

I understand there will be access to trails on the opposite side of the development from the residential area.

Mary Kudo  
mekudo@comcast.net

## Christi Amrine

---

**From:** City Clerk  
**Sent:** Wednesday, March 20, 2019 8:47 AM  
**To:** Christi Amrine  
**Subject:** PUBLIC COMMENT 1 of 3



**Gina Pfister**  
City Clerk  
City of Mill Creek  
[ginap@cityofmillcreek.com](mailto:ginap@cityofmillcreek.com)  
P: 425-921-5725 | F: 425-745-9650  
[Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Angie Crittenden <[gacrit@hotmail.com](mailto:gacrit@hotmail.com)>  
**Sent:** Friday, March 8, 2019 10:55 AM  
**To:** City Clerk <[cityclerk@cityofmillcreek.com](mailto:cityclerk@cityofmillcreek.com)>  
**Subject:** Development Agreement for The Farm at Mill Creek

Dear Gina Pfister, Mill Creek City Clerk

Per your Notice of Public Hearing announcement regarding the above captioned proposed development, I am submitting these comments.

I am a single family home owner in Mill Creek, and have been so for over 12 years. Over this time I have seen one after another of new multi-family developments sprout up, and this has been a growing concern of mine. The infrastructure to support the population 12 years ago was insufficient, and has gotten grossly worse. Vehicle traffic alone has become horrendous. And what about the adequacy of the police and fire departments?? Schools are way over crowded. This is just the tip of the iceberg in terms of the population of Mill Creek outgrowing the infrastructure and public support services.

I recognize the rising cost and affordability issues of single family homes in Mill Creek and surrounding areas. Still, the City of Mill Creek cannot disproportionately bear the burden of multi-family housing development to address these issues. Simply put, enough is enough. In fact, in my opinion, we passed the enough is enough level of multi-family units a number of years ago.

The potential new tax revenues from multi-family residents pales in comparison to the impacts it creates on the overall makeup, value, and livability of our small community.

I strongly urge the City of Mill Creek to turn down this proposed development at The Farm, and any other new multi-family development.

It boils down to what we want the City of Mill Creek to be. I love Mill Creek, but I have to say, I don't love it as much as I did 12 years ago. I don't want to see it get worse.

George Crittenden